



# City of Sacramento City Council

915 I Street, Sacramento, CA, 95814  
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**Meeting Date:** 7/19/2011

**Report Type:** Consent

**Title:** Power Inn Area Property and Business Improvement District No. 2011-03-Ballot Results

**Report ID:** 2011-00328

**Location:** District 6

**Recommendation:** 1) Receive report on the tabulation of assessment ballots submitted and not withdrawn before the public hearing closed on July 12, 2011; and 2) based on the results of the tabulation: a) adopt a Resolution declaring the results of the majority-protest proceedings and renewing the Power Inn Area PBID No. 2011-03; b) adopt a Resolution approving the annual Power Inn Area PBID No. 2011-03 budget and levying assessment; and c) adopt a Resolution amending the proposed FY2011/12 City Budget for the Power Inn Area PBID No. 2011-03.

**Contact:** Sini Makasini, Finance Department, (916) 808-7967; Mark Griffin, (916) 808-8788, Finance Department

**Presenter:** None

**Department:** Finance

**Division:** Public Improvement Finance

**Dept ID:** 06001321

**Attachments:**

- 
- 1-Description/Analysis
  - 2-Background
  - 3-Resolution to Renew the Power inn Area PBID
  - 4-Exhibit A Management District Plan Power Inn Area PBID.pdf
  - 5-Resolution to Adopt the District Budget and Levying Assessment
  - 6-Resolution to Amend the Proposed FY2011-12 City Budget
  - 7-Schedule of Proceedings

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## City Attorney Review

Approved as to Form  
Jeffrey C. Heeren  
7/13/2011 1:51:15 PM

## City Treasurer Review

Prior Council Financial Policy Approval or  
Outside City Treasurer Scope  
Russell Fehr  
7/1/2011 12:55:34 PM

## Approvals/Acknowledgements

Department Director or Designee: Dawn Holm - 7/13/2011 10:26:56 AM

Assistant City Manager: Cassandra Jennings - 7/13/2011 12:10:00 PM

Eileen Teichert, City Attorney

Shirley Concolino, City Clerk  
**William H. Edgar, Interim City Manager**

Russell Fehr, City Treasurer

## **Description/Analysis**

**Issue:** A majority of property owners along the Power Inn industrial corridor proposed to renew the Power Inn Area Property and Business Improvement District No. 2011-03 (District) for a ten-year term. In response, on May 24, 2011, the City Council adopted a resolution that: 1) directed staff to mail assessment ballots and notices of public hearing to the owners of real property within the proposed District; and 2) set July 12, 2011, as the date for a public hearing on the proposed District and assessment. At the conclusion of the hearing, the City Clerk tabulated the assessment ballots submitted and not withdrawn to determine whether there was a majority protest against the proposed District assessment (i.e., whether a majority of the property owners who submit ballots are opposed to the District and assessment).

Based on the results of the tabulation, there is not a majority protest. As such, staff recommends that the City Council adopt a resolution declaring the results of the majority protest proceedings and renewing the District. Staff also recommends that City Council adopt the District's annual budget and levy the assessment. In addition, staff recommends that City Council adopt the proposed FY2011/12 City Budget for the District.

**Policy Considerations:** If the District is renewed, the District will continue to provide advocacy and communications efforts, security and code enforcement, economic development and marketing, transportation improvements, and maintenance and beautification efforts with the intent of increasing the commercial activity and overall image of the Power Inn industrial corridor.

### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The renewal of a Property and Business Improvement District does not constitute a project under CEQA and is therefore exempt from review pursuant to Guidelines Section 15378(b)(4).

**Sustainability Considerations:** There are no sustainability considerations applicable to the formation or renewal process and administration of an assessment district.

**Commission/Committee Action:** None.

**Rationale for Recommendation:** The actions are required by the California Streets and Highways Code Part 7 (beginning with Section 36600) of Division 18.

**Financial Considerations:** Financing will be provided by the levy of assessments upon real property that benefit from improvements and activities of the District. The District does not issue bonds.

The total assessment for FY2011/12 is projected at \$498,000. If the District is renewed, the City of Sacramento will be participating as a property owner in the District. The City owns 15 assessed parcels within the District and will have a total first-year annual assessment of \$49,449. Funds are currently budgeted for continued participation in the District. Future assessment rates may be subject to an increase of no more than 4% annually.

**Emerging Small Business Development (ESBD):** City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

## BACKGROUND

The Power Inn Area PBID (District) was approved by City Council for a five year term on July 18, 2006, in accordance with the PBID Area Law of 1994, and became effective on January 1, 2007. The property owners within the District would like to renew the District for a ten (10) year term.

The District provides funding for the following services within the Power Inn industrial corridor: Community Service Initiatives providing security patrol and daily street maintenance; Economic Development outreach and activities to convey a positive image for the area; and promotion of events and marketing, advocating consumer awareness of services available in the corridor.

The District's Board of Directors has prepared the Management Plan (Plan), which is on file with the Public Improvement Financing unit (PIF unit) of the Department of Finance, designated by the City Clerk to be the repository of documents associated with special districts. The Plan is a comprehensive document which describes the process of forming the District and providing the services identified by the property and business owners. The attached resolution will initiate the renewal proceedings of the District.

The annual assessments are \$182.32 per acre of land. City-owned parcels will be assessed at a rate of \$116.00 per acre. Privately-owned (non-governmental) tax-exempt parcels, including parcels owned by religious institutions, will be assessed at a rate which is fifty-percent (50%) of the full assessment.

### Power Inn Area PBID FY2011/12 Budget

Program	Budget	% of Total
Advocacy and Communications	\$109,560	22.00
Security and Code Enforcement	\$59,760	12.00
Economic Development and Marketing	\$84,660	17.00
Maintenance and Beautification	\$184,260	37.00
Transportation	\$49,800	10.00
Contingency and Renewal	\$9,960	2.00
<b>Total</b>	<b>\$498,000</b>	<b>100.00</b>

#### Tabulation Results of Assessment Ballots

On May 24, 2011, City Council directed staff to complete the actions necessary to renew the District. On May 25, 2011, staff mailed out assessment ballots and notices of public hearing to the owners of property in the proposed District. Ballots must be submitted no later than the close of the public hearing to be counted. At the close of the public hearing

on July 12, 2011, the assessment ballots were tabulated to determine whether there was a majority protest.

The City Clerk's tabulation of ballots found that 77.05% of ballots were in favor of renewing the District. The assessment ballots are weighted for each property according to the proportional financial obligation of each property. The actual ballot count is a result of assessment value for all ballots cast. The total assessment value is approximately \$498,000.00. The ballots cast represent \$301,973.66 which is a turnout of approximately 60.6%. Of the ballots returned and not withdrawn, the amount cast in favor of the assessment was \$232,673.71 and the amount cast in opposition to the assessment was \$69,299.95.

Based on the tabulation results, a majority protest does not exist — that is, the ballots submitted in opposition to the assessment do not exceed the ballots submitted in favor of it — therefore, the proceedings to levy the assessment will continue.

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **RESOLUTION DECLARING THE RESULTS OF THE MAJORITY-PROTEST PROCEEDINGS AND RENEWING THE POWER INN AREA PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) NO. 2011-03**

#### **BACKGROUND**

- A.** The owners of property within the boundaries of the proposed Power Inn Area PBID No. 2011-03 (District) have submitted petitions asking that the City Council renew the District. Included with the petitions was a summary of the Management District Plan (Plan) that describes the proposed assessment to be levied on property within the District to pay for the following activities and improvements: (1) Community Service Initiatives providing security patrol and daily street maintenance; (2) Economic Development outreach and activities to convey a positive image for the area; and (3) promotion of events and marketing, advocating consumer awareness of services available in the corridor. The District Plan is on file with the Public Improvement Financing Division, which has been designated by the City Clerk as the custodian of such records.
- B.** The proposed owners who signed the petitions will collectively pay more than 50% of the proposed assessment. Accordingly, on May 24, 2011, the City Council adopted Resolution No. 2011-297 entitled "Intention to Renew the Power Inn Area Property and Business Improvement District" (the Resolution of Intention). Among other things, the Resolution of Intention states that a public hearing on the renewal of the District and the proposed assessment will be held on July 12, 2011, at 6:00 p.m. in the City Council's chambers, Sacramento City Hall, 915 "I" Street (first floor), Sacramento, California. The Resolution of Intention also states the City Council's finding that the District Plan satisfies all requirements of Streets and Highways Code Section 36622.
- C.** The properties within the exterior boundaries of the District will be benefited by the activities and improvements to be funded by the proposed assessment.
- D.** On May 25, 2011, the City Clerk mailed to each owner of record of each parcel within the District's exterior boundaries a notice concerning the public hearing on the renewal of the District and the proposed assessment. Each notice included the statutorily required information about the assessment and the majority-protest procedure, as well as an assessment ballot.
- E.** At 6:00 p.m. on July 12, 2011, in the City Council's Chambers, Sacramento City Hall, 915 "I" Street (first floor), Sacramento, California, the City Council held a public hearing regarding the renewal of the District and the levy of the

assessment. During the public hearing, the City Council heard and received all objections and protests to the renewal of the District and the proposed assessment. The City Clerk has received, been given custody of, and tabulated the assessment ballots returned and not withdrawn by the owners of property located within the District. The City Clerk has reported the results of the tabulation by her written Certificate to the City Council. The Clerk's Certificate of Ballot Procedure Results for the Mailed-Ballot, Property Owner Majority Protest Proceeding indicates that, of the assessment ballots signed and returned to the City Clerk, and not withdrawn, prior to the close of the public hearing on July 12, 2011, and weighting the ballots for each property according to the proportional financial obligation of each property, 77.05 percent of the assessment ballots were in favor of the levy of the assessments as proposed, and 22.95 percent were opposed. The number of assessment ballots submitted and not withdrawn in opposition to the proposed assessment did not exceed the number of ballots submitted and not withdrawn in favor of the proposed assessment, with ballots weighted according to the amount of the assessment to be imposed upon the parcel for which each ballot was submitted. Therefore, a majority protest against the proposed assessment does not exist.

- F. All actions and proceedings described in paragraphs A through E were undertaken and completed in accordance with law.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

**Section 1.** That the statements in paragraphs A through F of the background are true and adopts them as findings.

**Section 2.** No majority protest having been made through the assessment ballot procedure, the City Council:

- (a) Overrules all protests to the proposed assessment and these proceedings;
- (b) Approves the Engineer's Report and District Plan on the proposal to levy an annual assessment on land within the District to be renewed, attached hereto as Exhibit A and by this reference made a part of this resolution, preliminarily approved by Resolution No. 2011-297, modified in non-substantive ways in this Resolution;
- (c) Renews the District for a ten-year term that will expire on December 31, 2021, for the territory generally described in Exhibit B, attached hereto and by this reference made a part of this resolution, as shown in the Engineer's Report and District Plan, preliminarily approved by Resolution No. 2011-297;

- (d) Confirms the assessment diagram and assessment roll and, upon establishment of the District annual budget, levies the assessment on real property within the District as described in the Engineer's Report and District Plan. In accordance with Streets and Highways Code Section 36631 and the District Plan, the assessment to fund the activities and improvements for the District will be collected at the same time and in the same manner as are ad valorem property taxes and will have the same lien priority and penalties for delinquent payment.

**Section 3.** Properties within the District will be subject to any amendments to the Property and Business Improvement District Law of 1994.

**Section 4.** Bonds will not be issued.

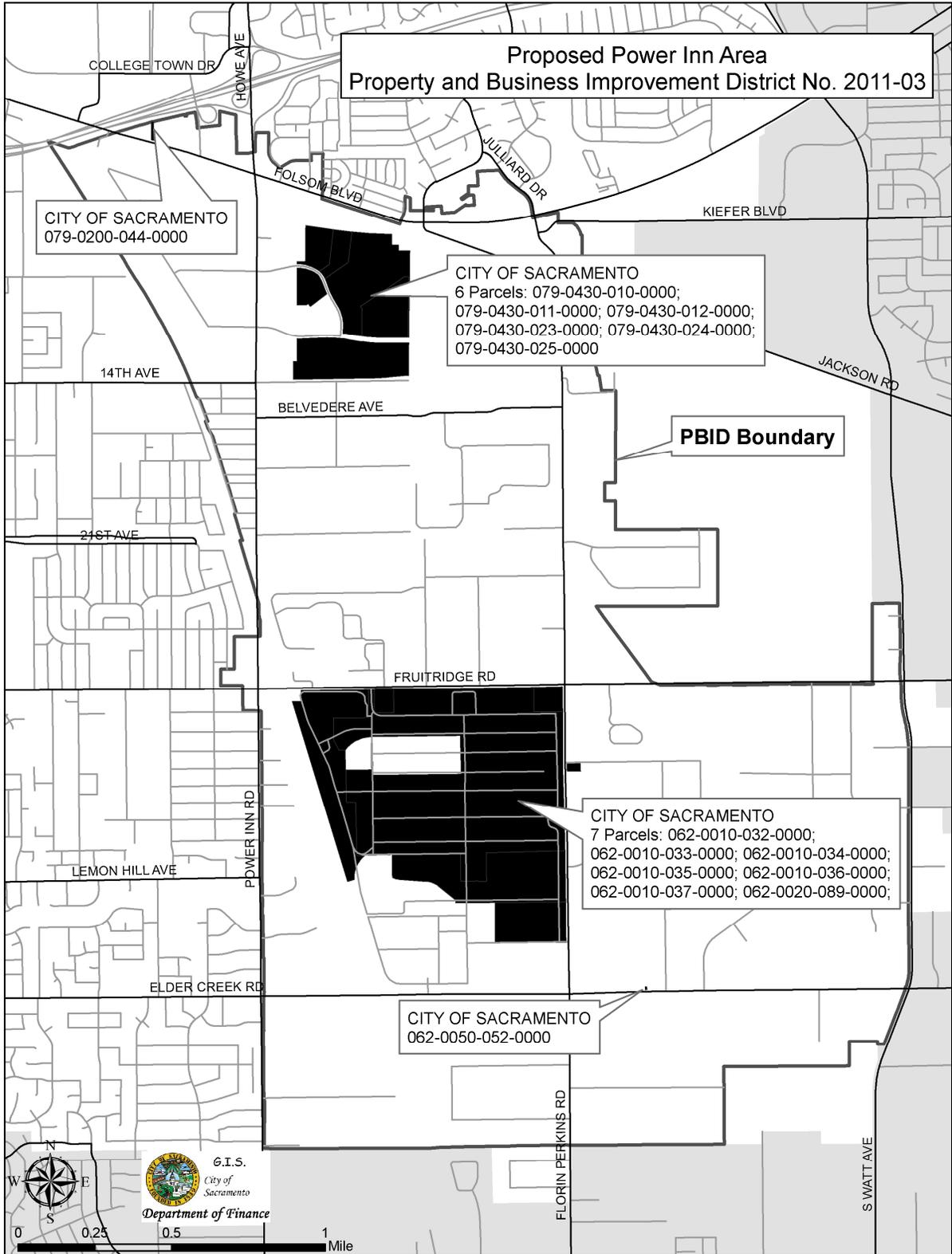
**Section 5.** The City Manager (or designee) is directed to take all necessary actions to complete the renewal of the District and to levy the assessment. The City Clerk is directed to record, in the Sacramento County Recorder's office, a notice and assessment diagram as required by Streets and Highways Code Section 36627. The City Clerk is further directed to certify the passage and adoption of this resolution and to enter it in the book of original resolutions.

**Table of Contents:**

Exhibit A: Engineer's Report & Power Inn Area PBID Management Plan

Exhibit B: District Map

# EXHIBIT B



# EXHIBIT A

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## **POWER INN AREA PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**

District No. 2011-03

## **MANAGEMENT DISTRICT PLAN**

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Submitted to the

*Power Inn Alliance*

June 29, 2011

By



# POWER INN AREA PBID MANAGEMENT DISTRICT PLAN

## TABLE OF CONTENTS

I.	Executive Summary .....	1
II.	Why Renew the Power Inn Area PBID?.....	2
III.	What Is a Property and Business Improvement District?.....	3
IV.	Power Inn Area PBID History .....	4
A.	Area History Overview .....	4
B.	Power Inn Area PBID Formation .....	4
C.	Power Inn Area PBID Services .....	4
V.	Power Inn Area PBID Boundaries .....	6
VI.	Service Plan and Budget .....	7
A.	Introduction.....	7
B.	Operating Budget.....	7
C.	Programs and Services .....	7
D.	Cooperation and Assistance from the City of Sacramento.....	10
VII.	Engineer’s Report.....	12
A.	Assessment Methodology.....	12
B.	Assessment Notice.....	14
C.	Time and Manner for Collecting Assessments.....	14
D.	Certification .....	14
VIII.	Governance.....	15
A.	Owner’s Association .....	15
B.	Brown Act Compliance.....	15
C.	Annual Report .....	15
	Appendix 1 – The Property and Business Improvement District Law of 1994.....	16
	Appendix 2 – Assessment Calculation Table.....	28
	1 = Privately-owned (non-governmental), tax-exempt parcels, including parcels owned by religious institutions.....	60
	2= City-owned parcel Appendix 3 – Power Inn Area District Boundary Description and Map.....	60

## I. EXECUTIVE SUMMARY

Developed by a growing coalition of property and business owners, the Power Inn Area Property and Business Improvement District (PBID) was established in 2006. The PBID is a benefit assessment district whose main goal is to improve the Power Inn Area. The PBID was created for an initial five-year term. This plan will expand the district boundaries, update its services, and renew it for an additional ten years.

**Location:** The renewed District is generally bound to the north by Folsom Boulevard between Highway 50 and Florin Perkins Road; to the west by the railroad tracks and Power Inn Road; to the south by the parcels approximately one half mile south of Elder Creek Road between Power Inn Road and South Watt Avenue; and to the east by South Watt Ave and Florin Perkins Road.

**Services:** PBID services will include advocacy and communications efforts, security and code enforcement, economic development and marketing, transportation improvements, and maintenance and beautification. A detailed description of the services provided is included in Section VI-C, Service Plan and Budget - Programs and Services, of this Management District Plan.

**Budget:** The total PBID budget for year one of its ten year operation is a base of approximately \$498,000. Assessment rates in years two through ten may be subject to an increase of no more than four percent (4%) per year. A detailed description of the project annual budget is included in Section VI-B, Service Plan and Budget - Operating Budget, of this Management District Plan.

**Cost:** The initial cost to the parcel owner is \$182.32 per gross parcel acre per year. Privately-owned (non-governmental), tax-exempt parcels, including parcels owned by religious institutions, will be initially assessed at a rate of \$91.16 per gross parcel acre per year, which is 50% of the full assessment. City-owned parcels will be initially assessed at rate of \$116.00 per gross parcel acre per year. Residential parcels, federal government-owned parcels, and parcels used for mobile home parks are not assessed. A detailed description of the assessment formula is included in Section VII, Engineer's Report, of this Management District Plan.

**Renewal:** PBID renewal requires submittal of petitions from property owners representing at least 50% of the total assessment. In addition, the "Right to Vote on Taxes Act" (also known as Proposition 218) requires a ballot vote in which more than 50% of the ballots received, weighted by assessment, be in support of the PBID.

**Duration:** The renewed PBID will have a ten year life, beginning January 1, 2012. After ten years, the petition process, ballot process, and City Council hearing process must be repeated for the PBID to be reestablished.

## II. WHY RENEW THE POWER INN AREA PBID?

There are several reasons why now is the time to renew the PBID. The most compelling reasons are as follows.

### 1. *The Need to Maintain Safety Improvements in the District*

When forming the district, property owners agreed that improving safety and reducing burglaries and nuisance crimes (such as illegal dumping and other code violations) were priorities for the Power Inn Area. The PBID has implemented successful programs to address these issues, and property owners desire to continue receiving those services.

### 2. *The Need to Remain Proactive in Determining the Future of Power Inn Area.*

In order to protect their investment, property owners must be partners in the process that determines how new development projects are implemented. The renewed PBID will continue allowing these owners to lead and shape future developments in the area. PBID staff will continue to ensure that challenges faced by property owners and businesses are proactively addressed.

### 3. *The Need to Attract New Business and Investment Throughout the Power Inn Area.*

If the Power Inn Area is to remain competitive as a successful commercial district, it must maintain its own well-financed, proactive strategy to retain businesses and tenants and attract new business and investment. The renewed PBID will continue providing financial resources to implement a focused strategy that works to fill vacancies and attract new businesses to the district.

### 4. *Maintaining a Private/Public Partnership with a Unified Voice for the Power Inn Area.*

Because property owners would continue investing financial resources through the PBID, they will remain a strong partner in negotiations with the City. This partnership will continue leveraging the property owners' investment into additional public investment in the Power Inn Area. Property and business owners will remain united under the renewed PBID, which will continue approaching the public sector with a viable and unified private sector voice.

### 5. *An Opportunity to Continue Private Sector Management and Accountability.*

The Power Inn Alliance (PIA), a non-profit, private-sector business organization formed for the sole purpose of improving the Power Inn Area will continue managing PBID funds and services. Annual PBID work plans and budgets are developed by the PIA board, which is composed of stakeholders who own businesses and property in the district. PIA management ensures that services are subject to private sector performance standards, controls, and accountability.

### III. WHAT IS A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT?

The International Downtown Association estimates that more than 1,500 Property and Business Improvement Districts currently operate throughout the United States and Canada.

A Property and Business Improvement District may provide services, identity formulation, market research, and economic development in addition to those provided by local government. Property and Business Improvement Districts may also provide physical improvements such as entry features, benches, or lighting. These services are concentrated within a distinct geographic area and are paid for by means of a special parcel owner assessment. A Board of Directors representing those who pay the assessment would govern the organization responsible for providing these services.

Property and Business Improvement Districts are proven to work by providing services that improve the overall viability of commercial districts, resulting in higher property values and sales volumes.

The PBID will be renewed pursuant to a State Law that took effect in January of 1995. The “Property and Business Improvement District Law of 1994,” which was signed into law by Governor Pete Wilson, ushered in a new generation of Property and Business Improvement Districts in California by allowing a greater range of services and independence from government. Key provisions of the law include:

- Allows Property and Business Improvement Districts to provide services ranging from security to maintenance, and from business advocacy to economic development.
- A Property and Business Improvement District is ***designed and governed by those who will pay*** the assessment.
- Petition and ballot support from private property owners paying at least 50% of proposed private property assessments are required to form a Property and Business Improvement District.
- Allows for the formation of a property owner advisory board to provide oversight of District operations and submit a yearly service plan.
- Requires limits for assessments to ensure that they do not exceed pre-established levels.
- Provides a multi-year life for Property and Business Improvement Districts and requires a new petition and balloting process to renew a District. The PBID will have a ten year term.

The “Property and Business Improvement Business District Law of 1994” is provided in Appendix 1 of this document.

## IV. POWER INN AREA PBID HISTORY

### A. Area History Overview

In 1994, several area business owners started the Power Inn Transportation Management Association to deal with increasing transportation issues in the area. The Association's services grew with time, and in 1999 it became the Power Inn Business and Transportation Association (Association). The Association committed itself to improving movement around the Power Inn Area, and making it a better place to conduct business and own property.

The Association was funded primarily by business memberships and sponsorships. Recognizing the need for more improvements and services, and a more stable funding source, the Association and property and business owners investigated options and decided to form a property and business improvement district in 2005.

### B. Power Inn Area PBID Formation

Throughout 2005 and 2006, the Association and key property and business owners met with area stakeholders to instigate formation of the PBID. The district was successfully formed for a five-year term in 2006.

During the district's initial term, the Association changed its name to Power Inn Alliance, to better reflect its stakeholders and services.

### C. Power Inn Area PBID Services

The PBID has funded many successful programs throughout the last five years. Alliance staff have worked closely with stakeholders, local government officials, community leaders, and business organizations to improve the district. The close relationship the Alliance has formed with these agencies has provided a unified voice constantly advocating for the needs of Power Inn Area stakeholders.

Programs funded by the PBID over the last five years include:

- Removed illegally dumped trash and debris, approximately 22 tons a year.
- Worked closely with Sacramento Police to educate members about security and "harden the target." SPD reports that crime against business has declined by 20% since 2007.
- Advocated at city and county levels in the best interests of business, i.e. successfully fought an increase in the Business Operations Tax, zoning issues and business regulations.
- Worked closely with City Economic Development and other major job creation organizations, i.e. SACTO, Metro Chamber, SARTA, et al, to attract new businesses to the Power Inn Area such as Nestles Water and Rex Moore Electric.
- Created Code Enforcement Task Force to abate code violations such as illegal dumping and noncompliant signage.
- Vision Task Force created *Guiding Principles Going Forward* to envision what the area might become, earning a Sacramento Bee headline, "Power Inn gears up for smart makeover."

- Created *Innovation/Technology Village* and leveraged \$450,000 from City Council to undertake drawing of a Specific Plan.
- Augment City Parks Department for weed abatement, landscape maintenance and clean up in Granite Regional Park.
- Advocated for major street improvements such as Ramona and 14<sup>th</sup> Ave. extensions.
- Supported safer bike lanes and walking paths.
- Cooperated with Code Enforcement to quickly remove hazardous materials.

## V. POWER INN AREA PBID BOUNDARIES

The District is bound to the north by Folsom Boulevard between Highway 50 and Florin Perkins Road; to the west by the railroad tracks and Power Inn Road; to the south by the parcels approximately one half mile south of Elder Creek Road between Power Inn Road and South Watt Avenue; and to the east by South Watt Avenue and Florin Perkins Road.

The District generally includes parcels: South of Highway 50, east of the railroad tracks, west of Florin Perkins Road, and north of Fruitridge Road; including Assessor Parcel Numbers (APNs) 023-0286-002, 023-0031-005, 023-0311-010, 023-0311-011, 023-0311-012, 023-031-2002, 023-031-2004, 023-031-2005; north of Folsom Blvd between Highway 50 and Florin Perkins Road (excepting parcels accessed by Grace Lane and Margaret Lane); South of Folsom Boulevard, west of Florin Perkins Road to Fruitridge Road, including both sides of 23<sup>rd</sup> Avenue and Warehouse Way; south of Fruitridge between Power Inn Road and South Watt Avenue to approximately one half mile south of Elder Creek Road including APNs 027-008-1036 and 027-0081-1039 and excepting APNs 064-0020-021-0000, 064-0020-044-0000, 064-0020-045-0000, and 064-0020-048-0000; and parcels west of South Watt Avenue and north of Fruitridge and accessed by District Court and Universal Court.

For specific boundaries, please see the Boundary Map and the detailed District Boundary Description included in Appendix 3. The document of record is the recorded Boundary Map in Book 113 of Maps of Assessment and Community Facilities Districts at Page 0001 dated May 27, 2011 in the Office of the County Recorder of the County of Sacramento.

The service area currently includes approximately 1,125 properties with 540 property owners. The PBID District Boundary is illustrated by the map in Appendix 3. Please see the following pages for the specific assessment formula, which is based on lot acreage.

## VI. SERVICE PLAN AND BUDGET

### A. Introduction

The PBID funds services above and beyond those currently provided by the City of Sacramento (City). Existing City services will remain intact pursuant to a “base levels of service” agreement between the City of Sacramento and the District.

PBID services provided to each property will be based on the amount paid into the PBID. Program descriptions and budgets are provided in the following pages.

### B. Operating Budget

A summary of the annual operating budget for the PBID is provided below. Budgeted services will be provided over ten years. Although revenues may fluctuate from year to year, the proportional allocation of revenues shall remain consistent, except that funds can be reallocated between services by up to ten percent (10%) each year.

<b>Improvement/Service Category</b>	<b>Percentage</b>	<b>Dollar Amount</b>
Advocacy and Communications	22%	\$109,560
Security and Code Enforcement	12%	\$59,760
Economic Development and Marketing	17%	\$84,660
Maintenance and Beautification	37%	\$184,260
Transportation	10%	\$49,800
Contingency and Renewal	2%	\$9,960
<b>Total</b>	<b>100%</b>	<b>\$498,000</b>

The total improvement and activity plan budget for 2012 is projected at \$498,000. The maximum annual budget for each year of operations can be found on page 12 of this plan. The actual available budget will vary due to delinquencies and to City and County administrative costs.

### C. Programs and Services

#### 1. Advocacy and Communications

The advocacy and communications program will continue promoting the district as a thriving commercial center with many great opportunities. Several types of communications may be used, including newsletters, eALERTS, and an interactive website. Alliance staff will continue to coordinate with and educate stakeholders, government officials, and education leaders in the importance of the Power Inn Area.

The primary focus of the advocacy program will be to improve the climate for doing business in the district. Efforts will be undertaken to leverage district funds into additional money for capital improvements. The additional resources provided by the PBID will allow the Alliance to continue advocating for district property and business owners. The Alliance will further its efforts to market the district to new businesses and the jobs they create.

Other programs and services funded with the advocacy and communications budget include:

- Testifying regularly on behalf of Power Inn businesses to the City Council, Board of Supervisors, and various other boards, committees, and commissions;
- Representing the interests of the Power Inn Area on General Plan and local zoning issues;
- Maintaining close coordination with the City on issues including litter control, illegal dumping, non-compliant signage, and landscape maintenance;
- Creation of strong media relations to garner positive coverage of area news, events, and developments; and
- Regular publication of eALERTS, and maintaining an interactive website and database.

## **2. Security and Code Enforcement**

The Alliance will continue to form task forces, committees, and other coordinating elements to address crime and code violations. Coordination with the Sacramento Police Department, private security patrols, and stakeholders will remain a key aspect of the security and code enforcement program.

The security and code enforcement program will also maintain the Alliance's efforts to work closely with stakeholders to ensure prompt response to and reporting of violations. The Alliance will also investigate potential methods of increasing public and private security presence throughout the district, and other possible methods of preventing property crimes – with a focus on reducing after-hours businesses break-ins.

Other security and code enforcement programs include:

- Holding regular meetings with property owners, business owners, law enforcement, and security entities to coordinate efforts;
- Working with the City's Community Development Department to mitigate non-compliant signs and other code violations;
- Investigating the feasibility and effectiveness of random private security patrols throughout the district;
- Holding quarterly crime prevention events, such as *Crime and Dine* luncheons which address security issues and educate members on effective prevention methods; and
- Recognizing and rewarding excellence in police work and law enforcement.

## **3. Economic Development and Marketing**

Economic development and marketing programs will focus primarily on attracting new businesses and stimulating job growth. Activities will include collaborating with area-wide development agencies including the City's Economic Development Department, California Chamber of Commerce, SARTA, the Metro Chamber, and other entities concerned with business development.

Additional economic development and marketing activities include:

- Creating a sense of awareness and identity of Power Inn as conducive to innovation and new technologies;
- Supporting, planning, and developing the Innovation / Technology Village;

- Creating marketing and media campaigns such as Technology Summit, Clean Energy Showcase, and advertising to attract businesses to the district;
- Working with the City, SMUD, SARTA, and CSUS to provide amenities and support for start-up incubator companies and facilitate transfer of technology from local research and educational facilities;
- Promoting benefits of the Sacramento Clean Tech Enterprise Zone in the district;
- Attracting new businesses and retaining existing businesses and jobs by fostering a business-friendly climate in which the private sector can succeed without a heavy burden of taxation and regulation; and
- Working closely with developers, commercial brokers, and prospects to showcase district properties and attract outside investment.

#### **4. Maintenance and Beautification**

A maintenance patrol will continue to provide debris and litter collection, and remove illegal signage and dumping. The maintenance patrol will continue to abate weeds in public places. The patrol will work and communicate with stakeholders to maintain and build upon established relationships and continue encouraging owners to have a sense of pride in their business environment.

Other maintenance and beautification services include:

- Clean-up crews will patrol the district and remove illegal dumping, debris, litter and graffiti on public property;
- Maintaining the Power Inn Area's reputation for having the fewest calls for illegal dumping in the City;
- Mitigation of weeds in public places beyond existing City services;
- Augmenting City park maintenance by collecting trash from public parks including Granite Regional Park;
- Maintenance of landscaping along Power Inn Road at the bowtie railroad tracks; and
- Acknowledging and rewarding property and business owners who significantly improve their facilities and create pride in their business environment.

#### **5. Transportation Improvements**

A new program focusing on critical transportation improvements will be implemented with the renewed district. The program will focus on creating better connectivity, getting people and commerce from place to place faster, safer, and in alternative transportation. Connecting streets and improving access by installing curbs, sidewalks, and gutters will be priorities.

Specific projects funded by the transportation improvement budget will include:

- Advocating for continuously improved traffic flow in all transportation corridors throughout the district;
- Improving connectivity for all modes of transportation – cars, trucks, busses, Paratransit, light rail, bicycles, and pedestrians;
- Expanding the grid network through completion and extension of key thoroughfares, including extending Ramona Avenue to the CSUS campus, and 14<sup>th</sup> Avenue to Florin-Perkins;

- Implementation of an intelligent transportation system (ITS) as needed to move traffic at optimal speeds;
- Encouraging development of complete streets (curbs, sidewalks, gutters and lighting) wherever possible;
- Encouraging development of affordable housing in proximity to public transportation and employers, and promotion of pedestrian-friendly modes of transportation; and
- Supporting the 65<sup>th</sup> Street plan to connect San Joaquin Street to Cucamonga Avenue.

## 6. Contingency and Renewal

A prudent reserve shall be maintained for contingencies, including uncollected assessments and increased or unanticipated program costs. If there are contingency funds remaining at the expiration of the district and property owners wish to renew the district, those funds could be used for the costs of renewing the district.

### D. Cooperation and Assistance from the City of Sacramento

The City has recognized the importance of the Power Inn Area to the future economic development of Sacramento. To that end, the City, through their Economic Development Department and the Redevelopment Agency (SHRA), has partnered with the Alliance on several projects. The City and the Alliance have worked closely with the property owners and business owners to improve the Power Inn Area.

Redevelopment includes a wide range of civic and community improvements projects, neighborhood revitalization, housing developments and business assistance activities throughout the City and County of Sacramento (County). SHRA administers and invests public monies with great care to help improve the quality of life in the greater Sacramento region. Two of SHRA's redevelopment areas are within the PBID boundaries: the Army Depot and 65th Street.

#### *Army Depot Redevelopment Area*

Originally, the redevelopment area only involved the old Sacramento Army Depot, which was previously closed, and has since grown to include areas to the north and west, encompassing a total of 1,420 acres of land. The vision for the area's redevelopment includes promoting business vitality and investment, improving public services, protecting and increasing affordable housing for low and middle income buyers, and continuing to develop employment opportunities.

#### *The 65th Street/University Transit Village Area*

The 65th Street/University Transit Village Plan is envisioned as a Neighborhood/University Mixed Use District, which provides a lively mix of housing types, retail and employment uses to increase transit ridership and pedestrian activity. The plan envisions 65th Street as a pedestrian scale Main Street which connects the University to the surrounding neighborhood and the 65th Street transit station. The design of the transit village will emphasize more convenient pedestrian connections for shoppers, employees and residents to the surrounding community, university, and station. The Urban Design Principles followed in the development of the plan include:

- Promote Neighborhood/University Mix Use District
- Extend Existing Residential Neighborhood
- Establish 65th Village Main Street
- Respect Neighborhood Scale/Buffer Uses

- Foster Joint Development Opportunities
- Guide Reuse/Retention of Existing Uses
- Enhance Pedestrian/Bike/Transit Linkages
- Promote Shared Parking

*The South 65th Street Plan*

The South 65th Street Area Plan presents an opportunity for the City to implement several smart growth principles including providing a mixture of housing opportunities, promoting mixed use development, joint use of common facilities, providing a variety of transportation choices and promoting measures that improve air quality. The Urban Design Principles followed in the development of the plan include:

- Promote a Neighborhood Mixed Use District
- Extend Existing Residential Neighborhood
- Respect Neighborhood Scale/Buffer Uses
- Promote Innovative Design Concepts
- Improve Connections to the 65th Street/University Transit Station, CSUS, and Hiram Johnson High School
- Foster Joint Use Opportunities
- Guide Reuse of Existing Uses
- Balance Traffic Circulation and Enhance Pedestrian/Bike/Transit Linkages
- Promote Shared Parking

## VII. ENGINEER'S REPORT

### A. Assessment Methodology

#### 1. Base Formula

Parcel owners, merchants, and other Power Inn Area stakeholders have emphasized that the assessment formula for the PBID be fair, balanced, and commensurate with benefits received.

Each parcel owner will pay based on benefits received. The variables used for the annual assessment formula are based on gross parcel acreage. Gross parcel acreage is relevant to the highest and best use of a parcel in this area, and will reflect the long-term value implications of the PBID.

The initial annual assessment will be \$182.32 per gross parcel acre of land. Privately-owned (non-governmental), tax-exempt parcels, including parcels owned by religious institutions, will be assessed at a rate of \$91.16 per gross parcel acre of land, which is fifty-percent (50%) of the full assessment. City-owned parcels will be assessed at a rate of \$116.00 per gross parcel acre of land in year one. Federal government parcels will not receive services or benefits from the District and will not be assessed. Residential parcels and parcels used for mobile home parks will not be assessed.

For example, a commercial parcel with 5 acres of land will pay \$911.60 in year one (5 acres x \$182.32 per acre = \$911.60). The same parcel, if tax-exempt, would pay \$455.80 in year one (5 acres x \$91.16 per acre = \$455.80). The same parcel, if City-owned, would pay \$580.00 in year one (5 acres x \$116.00 per acre = \$580.00). See the Assessment Calculation Table included as Appendix 2 which provides the assessment amount for each parcel. If more information about parcel assessments is desired, please call Civitas Advisors at (916) 325-0604.

As members of the community, the Power Inn Alliance Board of Directors will maintain every effort to be careful stewards of the annual budget; however the Board may at its discretion raise the assessment by no more than four-percent (4%) per year.

The total maximum PBID budget for each year of its ten year operation is:

<b>Year</b>	<b>Amount</b>
2012	\$498,000.00
2013	\$517,920.00
2014	\$538,636.80
2015	\$560,182.27
2016	\$582,589.56
2017	\$605,893.15
2018	\$630,128.87
2019	\$655,334.03
2020	\$681,547.39
2021	\$708,809.28

## **2. Determination of Special Benefit**

New physical improvements, marketing, additional security and code enforcement, transportation improvements, and promotion services are anticipated throughout the PBID. The special benefit to parcels from the PBID exceeds the total amount of the assessment.

Assessment law provides that the expenses of the PBID shall be apportioned in proportion to the benefit received by each parcel. In addition, Proposition 218 (Proposition) requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Proposition provides that only special benefits are assessable, and that the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the PBID. The general enhancement of property value does not constitute a special benefit.

Each and every parcel within the PBID, except for exempt parcels (discussed below), receives a particular and distinct benefit from the improvements and activities of the PBID, over and above general benefits conferred by the general activities of the City. The physical improvement, maintenance, security and code enforcement, transportation improvement, and marketing programs will improve economic development within the PBID, thereby benefiting all parcels within the PBID.

## **3. Government-Owned Parcels**

Under "The Right to Vote on Taxes Act" (also known as Proposition 218) all publicly-owned parcels are required to pay assessments unless they can demonstrate by clear and convincing evidence that their parcels do not receive benefit. Parcels owned by the City will benefit from some, but not all, of the services provided by the PBID. Because these parcels will not receive the same benefit, they will pay less. City-owned parcels will pay \$116.00 per gross parcel acre of land in year one. Parcels owned by the federal government will not receive services or benefits from the District and will therefore not be assessed.

## **4. Residential Parcels**

The primary purpose of the PBID is to benefit parcels with commercial uses. Any incidental benefit to parcels with residential uses in the Power Inn Area does not warrant assessing those parcels. Therefore, parcels within the boundaries of the PBID to the extent that they are parcels with single-family residential, condominium, or apartment uses or residential portions of mixed-use parcels shall not be assessed. The total assessment for a mixed-use parcel shall be calculated based on the percentage of non-residential uses on the ground floor of the building on the parcel.

## **5. Privately-Owned (Non-Governmental), Tax-Exempt Parcels**

Although the primary focus of the PBID is to benefit commercial parcels, privately-owned, tax-exempt parcels, such as parcels owned by religious institutions, will receive some benefit from the PBID. However, they will not receive the same benefit as commercial parcels. Because the privately-owned, tax-exempt parcels will not receive the same benefit, they will pay less in assessments. Parcels utilized by privately-owned (non-governmental), tax-exempt organizations will pay a rate of \$91.16 per gross parcel acre of land in year one, which is fifty-percent (50%) of the full assessment.

**B. Assessment Notice**

An Assessment Notice will be sent to owners of each parcel in the PBID. The Assessment Notice provides an estimated assessment based upon acreage. The final individual assessment for any particular parcel may change, up or down, if the parcel areas differ from those found on the Assessment Notice. An Assessment Calculation Table with parcels to be included in the PBID is included as Appendix 2.

**C. Time and Manner for Collecting Assessments**

As provided by State Law, the PBID assessment will appear as a separate line item on annual property tax bills prepared by the County. Property tax bills are generally distributed in the fall, and payment is expected by lump sum or installment. The County shall distribute funds collected to the City and then to the PBID pursuant to the authorization of this Plan. Existing laws for enforcement and appeal of property taxes apply to the PBID assessments.

**D. Certification**

I hereby certify, to the best of my knowledge and experience, that each of the identified benefiting parcels located within the Power Inn Area Property and Business Improvement District will receive a special benefit over and above the general benefits conferred and that the amount of the assessment is proportional to, and no greater than, the special benefits conferred on each assessable parcel, as described in this Engineer's Report.

**Review of this Management District Plan and preparation of this Engineer's Report for the Power Inn Area Property and Business Improvement District was completed by:**

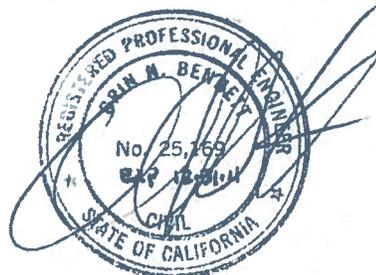
  
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Orin N. Bennett, PE  
State of California  
Registered Civil Engineer No. 25169

JULY 8, 2011  
Date



Bennett Engineering Services  
1082 Sunrise Avenue, Suite 100  
Roseville, California 95661

T 916.783.4100  
F 916.783.4110  
www.ben-en.com



## **VIII. GOVERNANCE**

### **A. Owner's Association**

The Power Inn Alliance will serve as the owner's association pursuant to Streets and Highways Code Section 36614.5. A majority of the members of the Power Inn Alliance's Board of Directors will be assessed property owners.

### **B. Brown Act Compliance**

As the owner's association, the Power Inn Alliance is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Power Inn Alliance Board must be held in compliance with the public notice and other requirements of the Brown Act.

### **C. Annual Report**

The Power Inn Alliance board shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1).

## **APPENDIX 1 – THE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994**

### **PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994 STREETS AND HIGHWAYS CODE Division 18. Parking**

**\*\*\* THIS DOCUMENT IS CURRENT THROUGH 2009-2010 EXTRAORDINARY SESSIONS 1-5, \*\*\*  
AND 7, AND URGENCY LEGISLATION THROUGH CH 4 OF THE 2010 REGULAR SESSION**

#### **§ 36600. Citation of part**

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

#### **§ 36601. Legislative findings and declarations**

The Legislature finds and declares all of the following:

(a) Businesses located and operating within the business districts of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow cities to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that benefits from those improvements.

(d) Assessments levied for the purpose of providing improvements and promoting activities that benefit real property or businesses are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property or businesses for which the improvements and activities are provided.

#### **§ 36602. Purpose of part**

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

#### **§ 36603. Preemption of authority or charter city to adopt ordinances levying assessments**

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

**§ 36603.5. Part prevails over conflicting provisions**

Any provision in this part that conflicts with any other provision of law shall prevail over the other provision of law.

**§ 36604. Severability**

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

**§ 36605. [Section repealed 2001.]**

**§ 36606. "Assessment"**

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and promoting activities which will benefit the properties or businesses located within a property and business improvement district.

**§ 36607. "Business"**

"Business" means all types of businesses and includes financial institutions and professions.

**§ 36608. "City"**

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with *Section 6500*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*, the public member agencies of which includes only cities, counties, or a city and county.

**§ 36609. "City council"**

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

**§ 36610. "Improvement"**

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.

(j) Facilities or equipment, or both, to enhance security of persons and property within the area.

(k) Ramps, sidewalks, plazas, and pedestrian malls.

(l) Rehabilitation or removal of existing structures.

**§ 36611. "Property and business improvement district"; "District"**

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

**§ 36612. "Property"**

"Property" means real property situated within a district.

**§ 36613. "Activities"**

"Activities" means, but is not limited to, all of the following:

(a) Promotion of public events which benefit businesses or real property in the district.

(b) Furnishing of music in any public place within the district.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Activities which benefit businesses and real property located in the district.

**§ 36614. "Management district plan"; "Plan"**

"Management district plan" or "plan" means a proposal as defined in Section 36622.

**§ 36614.5. "Owners' association"**

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with *Section 54950*) of *Part 1 of Division 2 of Title 5 of the Government Code*), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with *Section 6250*) of *Division 7 of Title 1 of the Government Code*), for all documents relating to activities of the district.

**§ 36615. "Property owner"; "Owner"**

"Property owner" or "owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. The city council has no obligation to obtain other information as to the ownership of land, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this subdivision requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient.

**§ 36616. "Tenant"**

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

**§ 36617. Alternate method of financing certain improvements and activities; Effect on other provisions**

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

**§ 36620. Establishment of property and business improvement district**

A property and business improvement district may be established as provided in this chapter.

**§ 36620.5. Requirement of consent of city council**

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

**§ 36621. Initiation of proceedings; Petition of property or business owners in proposed district**

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to

be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

**§ 36622. Contents of management district plan**

The management district plan shall contain all of the following:

(a) A map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected lands and businesses included. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.

(e) The total annual amount proposed to be expended for improvements, maintenance and operations, and debt service in each year of operation of the district.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof, including operation

and maintenance. The plan may provide that all or any class or category of real property which is exempt by law from real property taxation may nevertheless be included within the boundaries of the district but shall not be subject to assessment on real property.

(l) Any other item or matter required to be incorporated therein by the city council.

#### **§ 36623. Procedure to levy assessment**

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with *Section 53753 of the Government Code*.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with *Section 54954.6 of the Government Code*, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business. A written protest which does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners of businesses in the proposed district which will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

#### **§ 36624. Changes to proposed assessments**

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements or activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

#### **§ 36625. Resolution of formation**

(a) If the city council, following the public hearing, decides to establish the proposed property and business improvement district, the city council shall adopt a resolution of formation that shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement about whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties or businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements and activities funded by the assessments proposed to be levied.

(b) The adoption of the resolution of formation and recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

#### **§ 36626. Resolution establishing district**

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in paragraphs (1) to (8), inclusive, of subdivision (b) of Section 36625, but need not contain information about the preliminary resolution if none has been adopted.

**§ 36626.5. [Section repealed 1999.]**

**§ 36626.6. [Section repealed 1999.]**

**§ 36626.7. [Section repealed 1999.]**

#### **§ 36627. Notice and assessment diagram**

Following adoption of the resolution establishing the district pursuant to Section 36625 or 36626, the clerk of the city shall record a notice and an assessment diagram pursuant to Section 3114. If the assessment is levied on businesses, the text of the recorded notice shall be modified to reflect that the assessment will be levied on businesses, or specified categories of businesses, within the area of the district. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

#### **§ 36628. Establishment of separate benefit zones within district; Categories of businesses**

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based

upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

**§ 36628.5. Assessments on businesses or property owners**

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements and activities.

**§ 36629. Provisions and procedures applicable to benefit zones and business categories**

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a parking and business improvement area.

**§ 36630. Expiration of district; Creation of new district**

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and a new district established pursuant to this part.

**§ 36631. Time and manner of collection of assessments; Delinquent payments**

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution establishing the management district plan described in Section 36622. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part shall be charged interest and penalties.

**§ 36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property**

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

**§ 36633. Time for contesting validity of assessment**

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution

levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

**§ 36634. Service contracts authorized to establish levels of city services**

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

**§ 36635. Request to modify management district plan**

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

**§ 36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention; Modification of improvements and activities by adoption of resolution after public hearing**

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623 . Notice of all other public meetings and public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public meeting.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public meeting, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

**§ 36637. Reflection of modification in notices recorded and maps**

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

**§ 36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments**

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with *Section 6584*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be

modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

**§ 36641. [Section repealed 2001.]**

**§ 36642. [Section repealed 2001.]**

**§ 36643. [Section repealed 2001.]**

**§ 36650. Report by owners' association; Approval or modification by city council**

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements and the activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

**§ 36651. Designation of owners' association to provide improvements and activities**

The management district plan may, but is not required to, state that an owners' association will provide the improvements or activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

**§ 36660. Renewal of district; Transfer or refund of remaining revenues; District term limit**

(a) Any district previously established whose term has expired, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

**§ 36670. Circumstances permitting disestablishment of district; Procedure**

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners of real property or of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property

and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

**§ 36671. Refund of remaining revenues upon disestablishment of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district**

(a) Upon the disestablishment of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

## APPENDIX 2 – ASSESSMENT CALCULATION TABLE

Map Key	APN	ACRE	Assessment Rate / Acre		ANNUAL ASSESSMENT
1	015-0033-008-0000	0.51838842975	182.32		94.51
2	015-0033-009-0000	1.23999081726	91.16	<sup>1</sup>	113.04
3	023-0286-002-0000	2.10000000000	182.32		382.87
4	023-0311-005-0000	2.28000459137	182.32		415.69
5	023-0311-010-0000	0.51421028467	182.32		93.75
6	023-0311-011-0000	4.48000459137	182.32		816.79
7	023-0311-012-0000	1.23000459137	182.32		224.25
8	023-0312-002-0000	0.01000918274	182.32		1.82
9	023-0312-004-0000	1.03999081726	182.32		189.61
10	023-0312-005-0000	1.06999540863	182.32		195.08
11	027-0081-036-0000	0.80348943985	182.32		146.49
12	027-0081-039-0000	0.86662075298	182.32		158
13	027-0083-006-0000	4.10000000000	182.32		747.51
14	027-0350-008-0000	0.55096418733	182.32		100.45
15	027-0350-009-0000	0.55096418733	182.32		100.45
16	027-0350-010-0000	0.55096418733	182.32		100.45
17	027-0350-013-0000	0.94146005510	182.32		171.65
18	027-0350-014-0000	0.59504132231	182.32		108.49
19	027-0350-015-0000	0.55096418733	182.32		100.45
20	027-0350-016-0000	0.55096418733	182.32		100.45
21	027-0350-017-0000	0.55096418733	182.32		100.45
22	027-0350-018-0000	0.41322314050	182.32		75.34
23	027-0350-020-0000	0.37431129477	182.32		68.24
24	027-0350-021-0000	0.60606060606	182.32		110.5
25	027-0350-022-0000	0.64692378329	182.32		117.95
26	027-0350-023-0000	0.34664830119	182.32		63.2
27	027-0350-024-0000	0.33539944904	182.32		61.15
28	027-0350-025-0000	0.34435261708	182.32		62.78
29	027-0350-029-0000	0.71946740129	182.32		131.17
30	027-0350-030-0000	0.95270890725	182.32		173.7
31	027-0350-034-0000	0.68870523416	182.32		125.56
32	027-0350-035-0000	0.19341138659	182.32		35.26
33	027-0350-036-0000	0.20661157025	182.32		37.67
34	027-0350-037-0000	1.05000000000	182.32		191.44

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
35	027-0350-041-0000	0.59102387512	182.32	107.76
36	027-0350-042-0000	1.13999081726	182.32	207.84
37	027-0350-043-0000	1.46999540863	182.32	268.01
38	027-0350-044-0000	1.41000918274	182.32	257.07
39	027-0360-002-0000	0.45913682277	182.32	83.71
40	027-0360-009-0000	0.38636363636	182.32	70.44
41	027-0360-010-0000	0.44857667585	182.32	81.78
42	027-0360-011-0000	0.45886134068	182.32	83.66
43	027-0360-012-0000	0.45913682277	182.32	83.71
44	027-0360-013-0000	0.45362718090	182.32	82.71
45	027-0360-014-0000	0.46283287420	182.32	84.38
46	027-0360-015-0000	4.53999081726	182.32	827.73
47	027-0360-016-0000	3.58000459137	182.32	652.71
48	027-0360-018-0000	0.22956841139	182.32	41.85
49	027-0360-019-0000	0.68870523416	182.32	125.56
50	027-0360-020-0000	0.73393021120	182.32	133.81
51	027-0360-023-0000	0.44568411387	182.32	81.26
52	027-0360-028-0000	1.00000000000	182.32	182.32
53	038-0280-002-0000	0.13592745638	182.32	24.78
54	038-0280-013-0000	4.75000000000	182.32	866.02
55	038-0280-016-0000	0.00381083563	182.32	0.69
56	038-0280-019-0000	3.51000918274	182.32	639.94
57	038-0280-022-0000	1.85000000000	182.32	337.29
58	038-0280-026-0000	6.05000000000	182.32	1103.04
59	038-0290-004-0000	2.93999081726	182.32	536.02
60	038-0290-006-0000	2.80000000000	182.32	510.5
61	038-0290-007-0000	1.21999540863	182.32	222.43
62	038-0290-016-0000	0.71579430670	182.32	130.5
63	038-0290-021-0000	1.36999540863	182.32	249.78
64	038-0290-022-0000	3.26000918274	182.32	594.36
65	038-0290-023-0000	1.31999540863	182.32	240.66
66	038-0290-024-0000	4.31999540863	182.32	787.62
67	038-0290-025-0000	5.08000459137	182.32	926.19
68	038-0301-001-0000	0.39026629936	182.32	71.15
69	038-0301-002-0000	0.55257116621	182.32	100.74

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
70	038-0301-003-0000	1.01999540863	182.32	185.97
71	038-0302-003-0000	0.67630853995	182.32	123.3
72	038-0302-005-0000	5.43000459137	182.32	990
73	038-0302-007-0000	0.95247933884	182.32	173.66
74	038-0302-010-0000	0.14249311295	182.32	25.98
75	038-0302-012-0000	0.21799816345	182.32	39.75
76	038-0302-013-0000	0.19898989899	182.32	36.28
77	038-0320-001-0000	3.46000918274	182.32	630.83
78	038-0320-002-0000	2.31000918274	182.32	421.16
79	038-0320-003-0000	2.36999540863	182.32	432.1
80	038-0320-008-0000	0.66000918274	182.32	120.33
81	038-0320-015-0000	1.41000918274	182.32	257.07
82	038-0320-017-0000	0.02984389348	182.32	5.44
83	038-0320-019-0000	2.38000459137	182.32	433.92
84	038-0320-020-0000	6.40000000000	182.32	1166.85
85	038-0320-021-0000	0.56501377411	182.32	103.01
86	038-0320-022-0000	5.26999540863	182.32	960.83
87	038-0320-023-0000	7.56000918274	182.32	1378.34
88	040-0101-001-0000	4.91999540863	182.32	897.01
89	040-0101-003-0000	0.75000000000	182.32	136.74
90	040-0101-012-0000	1.96000918274	182.32	357.35
91	040-0101-013-0000	4.96000918274	182.32	904.31
92	040-0101-020-0000	0.88932506887	182.32	162.14
93	040-0111-001-0000	9.86999540863	182.32	1799.5
94	040-0111-005-0000	5.08000459137	182.32	926.19
95	040-0111-008-0000	44.76999540860	182.32	8162.47
96	040-0111-009-0000	0.11248852158	182.32	20.51
97	040-0111-010-0000	0.11248852158	182.32	20.51
98	040-0111-011-0000	0.22803030303	182.32	41.57
99	040-0111-012-0000	0.22803030303	182.32	41.57
100	040-0111-013-0000	0.22803030303	182.32	41.57
101	040-0111-014-0000	0.22803030303	182.32	41.57
102	040-0111-015-0000	0.22803030303	182.32	41.57
103	040-0111-016-0000	0.22803030303	182.32	41.57
104	040-0111-017-0000	0.22803030303	182.32	41.57

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
105	040-0111-018-0000	0.22803030303	182.32	41.57
106	040-0111-019-0000	0.11248852158	182.32	20.51
107	040-0111-020-0000	0.11248852158	182.32	20.51
108	040-0111-021-0000	0.10684113866	182.32	19.48
109	040-0111-022-0000	0.10684113866	182.32	19.48
110	040-0111-023-0000	0.10684113866	182.32	19.48
111	040-0111-024-0000	0.10684113866	182.32	19.48
112	040-0111-025-0000	0.10684113866	182.32	19.48
113	040-0111-026-0000	0.10684113866	182.32	19.48
114	040-0111-027-0000	0.10684113866	182.32	19.48
115	040-0111-028-0000	0.14435261708	182.32	26.32
116	040-0111-029-0000	0.14435261708	182.32	26.32
117	040-0111-030-0000	0.14435261708	182.32	26.32
118	040-0111-031-0000	0.14435261708	182.32	26.32
119	040-0111-032-0000	0.14435261708	182.32	26.32
120	040-0111-033-0000	0.14435261708	182.32	26.32
121	040-0111-034-0000	0.14435261708	182.32	26.32
122	040-0111-035-0000	0.14435261708	182.32	26.32
123	040-0111-036-0000	0.14435261708	182.32	26.32
124	040-0111-037-0000	0.14435261708	182.32	26.32
125	040-0111-038-0000	0.14435261708	182.32	26.32
126	040-0111-039-0000	0.14435261708	182.32	26.32
127	040-0111-040-0000	0.14435261708	182.32	26.32
128	040-0111-041-0000	3.39990817264	182.32	619.87
129	040-0121-004-0000	0.20000000000	182.32	36.46
130	040-0121-005-0000	2.86999540863	182.32	523.26
131	040-0121-006-0000	4.55000000000	182.32	829.56
132	040-0121-015-0000	2.93000459137	182.32	534.2
133	040-0121-016-0000	0.95316804408	182.32	173.78
134	040-0121-022-0000	7.76000918274	182.32	1414.8
135	040-0121-023-0000	5.66999540863	182.32	1033.75
136	040-0121-024-0000	3.35000000000	182.32	610.77
137	040-0121-027-0000	4.93000459137	182.32	898.84
138	040-0121-028-0000	3.33000459137	182.32	607.13
139	040-0121-029-0000	3.36999540863	182.32	614.42

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
140	040-0121-033-0000	3.81999540863	182.32	696.46
141	040-0121-034-0000	1.18000459137	182.32	215.14
143	061-0010-020-0000	1.26999540863	182.32	231.55
144	061-0010-030-0000	7.95000000000	182.32	1449.44
145	061-0010-031-0000	2.05000000000	182.32	373.76
146	061-0010-033-0000	45.93000459140	182.32	8373.96
147	061-0010-038-0000	5.40000000000	182.32	984.53
148	061-0010-041-0000	10.78999081730	182.32	1967.23
149	061-0010-042-0000	9.06000918274	182.32	1651.82
150	061-0010-043-0000	7.48000459137	182.32	1363.75
151	061-0010-044-0000	9.56000918274	182.32	1742.98
152	061-0010-046-0000	9.68999081726	182.32	1766.68
153	061-0010-047-0000	11.71000918270	182.32	2134.97
154	061-0010-048-0000	10.15000000000	182.32	1850.55
155	061-0021-008-0000	0.11000918274	182.32	20.06
156	061-0021-011-0000	0.11363636364	182.32	20.72
157	061-0021-012-0000	0.11363636364	182.32	20.72
158	061-0021-014-0000	0.10433884298	182.32	19.02
159	061-0021-015-0000	0.25505050505	182.32	46.5
160	061-0021-017-0000	0.23000459137	182.32	41.93
161	061-0021-020-0000	0.10640495868	182.32	19.4
162	061-0021-021-0000	0.39325068871	182.32	71.7
163	061-0021-022-0000	0.09400826446	182.32	17.14
164	061-0021-023-0000	0.20661157025	182.32	37.67
165	061-0021-024-0000	0.20397153352	182.32	37.19
166	061-0022-003-0000	0.22314049587	182.32	40.68
167	061-0022-004-0000	0.11363636364	182.32	20.72
168	061-0022-005-0000	0.11363636364	182.32	20.72
169	061-0022-008-0000	0.05681818182	182.32	10.36
170	061-0022-009-0000	0.05681818182	182.32	10.36
171	061-0022-010-0000	0.10847107438	182.32	19.78
172	061-0022-014-0000	0.13985307622	182.32	25.5
173	061-0022-015-0000	0.33471074380	182.32	61.02
174	061-0022-016-0000	0.22137281910	182.32	40.36
175	061-0022-017-0000	0.12984389348	182.32	23.67

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
176	061-0023-003-0000	0.10330578512	182.32	18.83
177	061-0023-004-0000	0.11363636364	182.32	20.72
178	061-0023-007-0000	0.19196510560	182.32	35
179	061-0023-008-0000	0.09297520661	182.32	16.95
180	061-0023-015-0000	0.11000918274	182.32	20.06
181	061-0023-025-0000	0.38142791552	182.32	69.54
182	061-0023-027-0000	0.14267676768	182.32	26.01
183	061-0023-028-0000	0.50252525253	182.32	91.62
184	061-0023-029-0000	0.53847566575	182.32	98.17
185	061-0023-030-0000	0.22286501377	182.32	40.63
186	061-0024-001-0000	0.10959595960	182.32	19.98
187	061-0024-002-0000	0.11157024793	182.32	20.34
188	061-0024-003-0000	0.11157024793	182.32	20.34
189	061-0024-004-0000	0.11157024793	182.32	20.34
190	061-0024-005-0000	0.11157024793	182.32	20.34
191	061-0024-006-0000	0.11363636364	182.32	20.72
192	061-0024-007-0000	0.11363636364	182.32	20.72
193	061-0024-008-0000	0.11363636364	182.32	20.72
194	061-0024-009-0000	0.11363636364	182.32	20.72
195	061-0024-011-0000	0.18939393939	91.16 <sup>1</sup>	17.27
196	061-0024-012-0000	0.08815426997	182.32	16.07
197	061-0024-013-0000	0.17573461892	182.32	32.04
198	061-0024-014-0000	0.04958677686	182.32	9.04
199	061-0024-015-0000	0.22727272727	182.32	41.44
200	061-0024-018-0000	0.11363636364	182.32	20.72
201	061-0024-019-0000	0.11999540863	91.16 <sup>1</sup>	10.94
202	061-0024-020-0000	0.11157024793	182.32	20.34
203	061-0024-021-0000	0.11157024793	182.32	20.34
204	061-0024-022-0000	0.11248852158	182.32	20.51
205	061-0024-023-0000	0.22727272727	182.32	41.44
206	061-0031-003-0000	0.23000459137	182.32	41.93
207	061-0031-014-0000	0.90199724518	182.32	164.45
208	061-0031-015-0000	0.85211202939	182.32	155.36
209	061-0031-016-0000	0.40828741965	182.32	74.44
210	061-0031-017-0000	0.40381083563	182.32	73.62

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
211	061-0031-018-0000	0.60624426079	182.32	110.53
212	061-0031-022-0000	2.66999540863	182.32	486.79
213	061-0031-023-0000	2.50000000000	182.32	455.8
214	061-0031-024-0000	4.46000918274	182.32	813.15
215	061-0031-025-0000	1.68999081726	182.32	308.12
216	061-0031-026-0000	0.35454545455	182.32	64.64
217	061-0031-027-0000	0.00011478421	182.32	0.02
218	061-0031-028-0000	0.35000000000	182.32	63.81
219	061-0041-002-0000	2.16000918274	182.32	393.81
220	061-0041-003-0000	2.01000918274	182.32	366.46
221	061-0041-007-0000	2.30000000000	182.32	419.34
222	061-0041-008-0000	0.31999540863	182.32	58.34
223	061-0041-009-0000	2.33000459137	182.32	424.81
224	061-0041-011-0000	1.85000000000	182.32	337.29
225	061-0041-012-0000	0.72601010101	182.32	132.37
226	061-0041-013-0000	2.43000459137	182.32	443.04
227	061-0051-006-0000	0.22314049587	182.32	40.68
228	061-0051-007-0000	0.11157024793	182.32	20.34
229	061-0051-008-0000	0.11157024793	182.32	20.34
230	061-0051-009-0000	0.11157024793	182.32	20.34
231	061-0051-011-0000	0.11000918274	182.32	20.06
232	061-0051-012-0000	0.11000918274	182.32	20.06
233	061-0051-013-0000	0.11363636364	182.32	20.72
234	061-0051-014-0000	0.11363636364	182.32	20.72
235	061-0051-015-0000	0.11363636364	182.32	20.72
236	061-0051-016-0000	0.11363636364	182.32	20.72
237	061-0051-017-0000	0.11306244261	182.32	20.61
238	061-0051-026-0000	0.11999540863	182.32	21.88
239	061-0051-027-0000	0.12369146006	182.32	22.55
240	061-0051-029-0000	0.11999540863	182.32	21.88
241	061-0051-032-0000	0.12566574839	182.32	22.91
242	061-0051-033-0000	0.12605601469	182.32	22.98
243	061-0051-036-0000	0.26999540863	182.32	49.23
244	061-0051-037-0000	0.31301652893	182.32	57.07
245	061-0051-038-0000	0.23314967860	182.32	42.51

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
246	061-0051-039-0000	0.57846648301	182.32	105.47
247	061-0051-040-0000	0.37252066116	182.32	67.92
248	061-0052-003-0000	0.11570247934	182.32	21.09
249	061-0052-007-0000	0.11999540863	182.32	21.88
250	061-0052-008-0000	0.11999540863	182.32	21.88
251	061-0052-009-0000	0.11999540863	182.32	21.88
252	061-0052-010-0000	0.11570247934	182.32	21.09
253	061-0052-012-0000	0.11999540863	182.32	21.88
254	061-0052-013-0000	0.11999540863	182.32	21.88
255	061-0052-022-0000	0.11570247934	182.32	21.09
256	061-0052-023-0000	0.10640495868	182.32	19.4
257	061-0052-030-0000	0.13999081726	182.32	25.52
258	0610052-031-0000	0.64841597796	182.32	118.22
259	061-0052-032-0000	0.22727272727	182.32	41.44
260	061-0052-033-0000	0.21280991736	182.32	38.8
261	061-0052-034-0000	0.19986225895	182.32	36.44
262	061-0052-035-0000	0.27692837466	182.32	50.49
263	061-0052-036-0000	0.22933884298	182.32	41.81
264	061-0053-001-0000	0.13999081726	182.32	25.52
265	061-0053-002-0000	0.11999540863	182.32	21.88
266	061-0053-005-0000	0.11999540863	182.32	21.88
267	061-0053-006-0000	0.11999540863	182.32	21.88
268	061-0053-020-0000	0.11570247934	182.32	21.09
269	061-0053-021-0000	0.11570247934	182.32	21.09
270	061-0053-022-0000	0.11570247934	182.32	21.09
271	061-0053-023-0000	0.11570247934	182.32	21.09
272	061-0053-024-0000	0.11570247934	182.32	21.09
273	061-0053-025-0000	0.11570247934	182.32	21.09
274	061-0053-026-0000	0.11570247934	182.32	21.09
275	061-0053-027-0000	0.16544995409	182.32	30.16
276	061-0053-029-0000	0.52511478421	182.32	95.74
277	061-0053-030-0000	0.23140495868	182.32	42.19
278	061-0053-031-0000	0.23140495868	182.32	42.19
279	061-0061-003-0001	0.15844811754	182.32	28.89
280	061-0061-003-0002	0.15844811754	182.32	28.89

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
281	061-0061-003-0003	0.15844811754	182.32	28.89
282	061-0061-003-0004	0.15844811754	182.32	28.89
283	061-0061-003-0005	0.15844811754	182.32	28.89
284	061-0061-003-0006	0.15440771350	182.32	28.15
285	061-0061-003-0007	0.15440771350	182.32	28.15
286	061-0061-003-0008	0.15440771350	182.32	28.15
287	06-10061003-0009	0.15440771350	182.32	28.15
288	061-0061-003-0010	0.15440771350	182.32	28.15
289	061-0061-025-0000	0.81999540863	182.32	149.5
290	061-0061-032-0000	2.68000459137	182.32	488.62
291	061-0061-033-0000	0.77956841139	182.32	142.13
292	061-0061-039-0000	3.06999540863	182.32	559.72
293	061-0061-042-0000	1.73999081726	182.32	317.24
294	061-0061-043-0000	2.98000459137	182.32	543.31
295	061-0061-044-0000	3.26999540863	182.32	596.19
296	061-0061-045-0000	3.15000000000	182.32	574.31
297	061-0061-046-0000	0.92943067034	182.32	169.45
298	061-0061-047-0000	0.79274563820	182.32	144.53
299	061-0061-048-0000	1.40000000000	182.32	255.25
300	061-0061-049-0000	1.16999540863	182.32	213.31
301	061-0061-050-0000	0.53599632691	182.32	97.72
302	061-0071-009-0000	2.23999081726	182.32	408.4
303	061-0071-010-0000	2.35000000000	182.32	428.45
304	061-0071-014-0000	2.41000918274	182.32	439.39
305	061-0071-017-0000	1.36999540863	182.32	249.78
306	061-0071-020-0000	2.21999540863	182.32	404.75
307	061-0071-022-0000	2.68000459137	182.32	488.62
308	061-0071-023-0000	1.68999081726	182.32	308.12
309	061-0071-024-0000	1.88999081726	182.32	344.58
310	061-0071-025-0000	1.06999540863	182.32	195.08
311	061-0071-026-0000	1.01000918274	182.32	184.14
312	061-0071-028-0000	1.13000459137	182.32	206.02
313	061-0071-029-0000	1.00000000000	182.32	182.32
314	061-0071-030-0000	0.95599173554	182.32	174.3
315	061-0071-031-0000	0.80798898072	182.32	147.31

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
316	061-0081-001-0000	0.14584481175	182.32	26.59
317	061-0081-023-0000	0.18787878788	182.32	34.25
318	061-0081-025-0000	0.23140495868	182.32	42.19
319	061-0081-026-0000	0.17800734619	182.32	32.45
320	061-0082-014-0000	1.13000459137	182.32	206.02
321	061-0083-002-0000	0.11000918274	182.32	20.06
322	061-0083-003-0000	0.11310835629	182.32	20.62
323	061-0083-004-0000	0.11310835629	182.32	20.62
324	061-0083-005-0000	0.11000918274	182.32	20.06
325	061-0083-006-0000	0.11000918274	182.32	20.06
326	061-0083-007-0000	0.11000918274	182.32	20.06
327	061-0083-008-0000	0.11999540863	182.32	21.88
328	061-0083-009-0000	0.11999540863	182.32	21.88
329	061-0083-010-0000	0.06083562902	182.32	11.09
330	061-0083-011-0000	0.06000918274	182.32	10.94
331	061-0083-012-0000	0.08269054178	182.32	15.08
332	061-0083-013-0000	0.11000918274	182.32	20.06
333	061-0083-014-0000	0.11000918274	182.32	20.06
334	061-0083-015-0000	0.11000918274	182.32	20.06
335	061-0083-016-0000	0.11000918274	182.32	20.06
336	061-0083-017-0000	0.11310835629	182.32	20.62
337	061-0083-018-0000	0.11310835629	182.32	20.62
338	061-0091-004-0000	0.09446740129	182.32	17.22
339	061-0091-007-0000	0.78305785124	182.32	142.77
340	061-0091-010-0000	2.48000459137	182.32	452.15
341	061-0091-015-0000	2.53999081726	182.32	463.09
342	061-0091-018-0000	2.16000918274	182.32	393.81
343	061-0091-019-0000	0.46609274564	182.32	84.98
344	061-0091-022-0000	3.03000459137	182.32	552.43
345	061-0091-023-0000	2.51999540863	182.32	459.45
346	061-0100-001-0000	4.70000000000	182.32	856.9
347	061-0100-003-0000	0.63388429752	182.32	115.57
348	061-0100-006-0000	0.10009182737	182.32	18.25
349	061-0100-012-0000	0.53000459137	182.32	96.63
350	061-0100-013-0000	1.48999081726	182.32	271.66

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
351	061-0100-015-0000	0.15000000000	182.32	27.35
352	061-0100-017-0000	0.22956841139	182.32	41.85
353	061-0100-018-0000	0.47750229568	182.32	87.06
354	061-0100-019-0000	0.25711662075	182.32	46.88
355	061-0100-020-0000	0.33746556474	182.32	61.53
356	061-0100-021-0000	0.62672176309	182.32	114.26
357	061-0100-022-0000	0.44995408632	182.32	82.04
358	061-0100-023-0000	2.41000918274	182.32	439.39
359	061-0100-025-0000	1.88000459137	182.32	342.76
360	061-0111-007-0000	0.06207529844	182.32	11.32
361	061-0111-012-0000	0.11000918274	182.32	20.06
362	061-0111-014-0000	0.39710743802	182.32	72.4
363	061-0111-015-0000	0.22619375574	182.32	41.24
364	061-0111-016-0000	0.44825528007	182.32	81.73
365	061-0111-017-0000	0.25179063361	182.32	45.91
366	061-0113-001-0000	0.35000000000	182.32	63.81
367	061-0113-002-0000	0.13376951332	182.32	24.39
368	061-0113-003-0000	0.13376951332	182.32	24.39
369	061-0113-004-0000	0.06207529844	182.32	11.32
370	061-0113-005-0000	0.26570247934	182.32	48.44
371	061-0113-006-0000	0.11104224059	182.32	20.25
372	061-0113-007-0000	0.11310835629	182.32	20.62
373	061-0113-008-0000	0.11310835629	182.32	20.62
374	061-0113-009-0000	0.11310835629	182.32	20.62
375	061-0113-010-0000	0.05968778696	182.32	10.88
376	061-0113-011-0000	0.34235537190	182.32	62.42
377	061-0113-012-0000	0.13376951332	182.32	24.39
378	061-0113-013-0000	0.13376951332	182.32	24.39
379	061-0113-014-0000	0.19690082645	182.32	35.9
380	061-0121-001-0000	4.76999540863	182.32	869.67
381	061-0121-002-0000	9.38999081726	182.32	1711.98
382	061-0121-003-0000	4.03000459137	182.32	734.75
383	061-0121-004-0000	0.15484389348	182.32	28.23
384	061-0131-001-0000	4.68999081726	182.32	855.08
385	061-0131-002-0000	9.41000918274	182.32	1715.63

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
386	061-0131-003-0000	2.23999081726	182.32	408.4
387	061-0131-004-0000	2.23999081726	182.32	408.4
388	061-0140-030-0000	1.50000000000	182.32	273.48
389	061-0140-037-0000	11.85000000000	182.32	2160.49
390	061-0140-046-0000	2.08999081726	182.32	381.05
391	061-0140-047-0000	2.00000000000	182.32	364.64
392	061-0140-051-0000	14.95000000000	182.32	2725.68
393	061-0140-052-0000	0.33287419651	182.32	60.69
394	061-0140-053-0000	0.16999540863	182.32	30.99
395	061-0140-054-0000	2.48000459137	182.32	452.15
396	061-0140-055-0000	2.53999081726	182.32	463.09
397	061-0140-056-0000	2.06999540863	182.32	377.4
398	061-0140-057-0000	2.16000918274	182.32	393.81
399	061-0140-058-0000	0.87006427916	182.32	158.63
400	061-0140-059-0000	0.87993572085	182.32	160.43
401	061-0140-060-0000	0.80991735537	182.32	147.66
402	061-0140-061-0000	0.80004591368	182.32	145.86
403	061-0140-071-0000	27.15000000000	182.32	4949.99
404	061-0140-072-0000	12.53000459140	182.32	2284.47
405	061-0150-055-0000	5.58999081726	182.32	1019.17
406	061-0150-057-0000	3.86999540863	182.32	705.58
407	061-0150-058-0000	12.88999081730	182.32	2350.1
408	061-0150-059-0000	14.38000459140	182.32	2621.76
409	061-0162-004-0000	10.33999081730	182.32	1885.19
410	061-0162-006-0000	2.25000000000	182.32	410.22
411	061-0162-007-0000	2.25000000000	182.32	410.22
412	061-0163-004-0000	2.58000459137	182.32	470.39
413	061-0163-007-0000	5.75000000000	182.32	1048.34
414	061-0163-013-0000	1.10000000000	182.32	200.55
415	061-0163-016-0000	3.98000459137	182.32	725.63
416	061-0163-019-0000	6.45000000000	182.32	1175.96
417	061-0164-007-0000	1.28999081726	182.32	235.19
418	061-0164-009-0000	2.41999540863	182.32	441.21
419	061-0164-010-0000	5.38000459137	182.32	980.88
420	061-0164-013-0000	5.56000918274	91.16 <sup>1</sup>	506.85

Map Key	APN	ACRE	Assessment Rate / Acre		ANNUAL ASSESSMENT
421	061-0164-014-0000	0.500000000000	91.16	<sup>1</sup>	45.58
422	061-0164-015-0000	4.68999081726	182.32		855.08
423	061-0164-016-0000	5.46999540863	182.32		997.29
424	061-0164-017-0000	0.75268595041	182.32		137.23
425	061-0164-018-0000	1.48999081726	182.32		271.66
426	061-0164-019-0000	3.58999081726	182.32		654.53
427	061-0164-020-0000	1.66999540863	182.32		304.47
428	061-0171-005-0000	1.600000000000	182.32		291.71
429	061-0171-007-0000	2.06999540863	182.32		377.4
430	061-0171-008-0000	1.28999081726	182.32		235.19
431	061-0171-009-0000	0.51652892562	182.32		94.17
432	061-0171-012-0000	1.28999081726	182.32		235.19
433	061-0172-002-0000	14.41000918270	182.32		2627.23
434	061-0172-003-0000	6.06999540863	182.32		1106.68
435	061-0173-004-0000	0.47050045914	182.32		85.78
436	061-0173-008-0000	0.37695133150	182.32		68.73
437	061-0173-010-0000	0.13076216713	182.32		23.84
438	061-0173-011-0000	0.18000459137	182.32		32.82
439	061-0173-012-0000	0.78537649220	182.32		143.19
440	061-0173-017-0000	0.93700642792	182.32		170.84
441	061-0173-018-0000	2.88000459137	182.32		525.08
442	061-0173-021-0000	0.97100550964	182.32		177.03
443	061-0173-024-0000	1.36999540863	182.32		249.78
444	061-0173-025-0000	0.96198347107	182.32		175.39
445	061-0173-026-0000	1.100000000000	182.32		200.55
446	061-0173-027-0000	0.53434343434	182.32		97.42
447	061-0173-028-0000	18.91999540860	182.32		3449.49
448	061-0173-030-0000	1.46000918274	182.32		266.19
449	061-0173-031-0000	0.74141414141	182.32		135.17
450	061-0173-032-0000	0.90502754821	182.32		165
451	061-0173-033-0000	0.78344811754	182.32		142.84
452	061-0173-034-0000	0.58661616162	182.32		106.95
453	061-0173-035-0000	0.73448117539	182.32		133.91
454	061-0173-036-0000	0.93014233242	182.32		169.58
455	061-0180-019-0000	2.78999081726	182.32		508.67

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
456	061-0180-030-0000	15.86000918270	182.32	2891.6
457	061-0180-038-0000	1.76000918274	182.32	320.88
458	061-0180-043-0000	8.75000000000	182.32	1595.3
459	061-0180-044-0000	0.41342975207	182.32	75.38
460	061-0180-048-0000	2.80000000000	182.32	510.5
461	061-0191-001-0000	0.70264003673	182.32	128.11
462	061-0191-002-0000	0.63686868687	182.32	116.11
463	061-0191-015-0000	0.30303030303	182.32	55.25
464	061-0191-016-0000	1.06000918274	182.32	193.26
465	061-0191-017-0000	1.23000459137	182.32	224.25
466	061-0192-008-0000	0.98475665748	182.32	179.54
467	061-0192-009-0000	0.89786501377	182.32	163.7
468	061-0192-010-0000	0.98475665748	182.32	179.54
469	061-0192-011-0000	0.89786501377	182.32	163.7
470	061-0192-012-0000	0.98475665748	182.32	179.54
471	061-0192-013-0000	1.36999540863	182.32	249.78
472	061-0193-007-0000	0.01205234160	182.32	2.2
473	061-0193-008-0000	3.35000000000	182.32	610.77
474	061-0200-001-0000	2.26999540863	182.32	413.87
475	061-0200-002-0000	1.88999081726	182.32	344.58
476	061-0200-003-0000	1.88999081726	182.32	344.58
477	061-0200-004-0000	1.88999081726	182.32	344.58
478	061-0200-005-0000	0.72998163453	182.32	133.09
479	061-0200-009-0000	2.51000918274	182.32	457.62
480	061-0200-010-0000	3.16999540863	182.32	577.95
481	061-0210-001-0000	0.94499540863	182.32	172.29
482	061-0210-002-0000	1.11999540863	182.32	204.2
483	061-0210-003-0000	1.38000459137	182.32	251.6
484	061-0210-009-0000	1.66999540863	182.32	304.47
485	061-0210-010-0000	1.66999540863	182.32	304.47
486	061-0210-011-0000	1.66999540863	182.32	304.47
487	061-0210-013-0000	3.06000918274	182.32	557.9
488	061-0210-014-0000	1.68999081726	182.32	308.12
489	061-0210-015-0000	1.68999081726	182.32	308.12
490	061-0210-016-0000	1.68000459137	182.32	306.3

Map Key	APN	ACRE	Assessment Rate / Acre		ANNUAL ASSESSMENT
491	061-0210-017-0000	1.86999540863	182.32		340.94
492	061-0210-018-0000	3.91999540863	182.32		714.69
493	061-0210-019-0000	3.91999540863	182.32		714.69
494	061-0210-020-0000	2.11999540863	182.32		386.52
495	061-0210-021-0000	4.68999081726	182.32		855.08
496	061-0220-002-0000	0.21831955923	182.32		39.8
497	061-0220-003-0000	0.32920110193	182.32		60.02
498	061-0220-004-0000	0.32920110193	182.32		60.02
499	061-0220-005-0000	0.10881542700	182.32		19.84
500	061-0220-006-0000	0.10812672176	182.32		19.71
501	061-0220-007-0000	3.00546372819	182.32		547.96
502	061-0230-001-0000	1.90000000000	182.32		346.41
503	061-0230-002-0000	1.36999540863	182.32		249.78
504	061-0230-003-0000	7.58000459137	182.32		1381.99
505	061-0230-004-0000	2.06000918274	182.32		375.58
506	061-0230-005-0000	7.23999081726	182.32		1320
507	061-0230-006-0000	34.26000918270	182.32		6246.28
508	062-0010-008-0000	0.92929292929	182.32		169.43
509	062-0010-013-0000	1.58999081726	182.32		289.89
510	062-0010-024-0000	5.00000000000	91.16	<sup>1</sup>	455.8
511	062-0010-025-0000	22.95000000000	91.16	<sup>1</sup>	2092.12
512	062-0010-030-0000	0.74490358127	182.32		135.81
513	062-0010-032-0000	3.33999081726	116.00	<sup>2</sup>	387.44
514	062-0010-033-0000	4.81999540863	116.00	<sup>2</sup>	559.12
515	062-0010-034-0000	42.81999540860	116.00	<sup>2</sup>	4967.12
516	062-0010-035-0000	40.66999540860	116.00	<sup>2</sup>	4717.72
517	062-0010-036-0000	220.58000459100	116.00	<sup>2</sup>	25587.28
518	062-0010-037-0000	20.16999540860	116.00	<sup>2</sup>	2339.72
519	062-0020-020-0000	1.00000000000	182.32		182.32
520	062-0020-021-0000	0.50000000000	182.32		91.16
521	062-0020-022-0000	1.00000000000	182.32		182.32
522	062-0020-023-0000	0.40000000000	182.32		72.93
523	062-0020-025-0000	0.40000000000	182.32		72.93
524	062-0020-079-0000	4.15000000000	182.32		756.63
525	062-0020-080-0000	0.50964187328	182.32		92.92

Map Key	APN	ACRE	Assessment Rate / Acre		ANNUAL ASSESSMENT
526	062-0020-087-0000	3.40000000000	182.32		619.89
527	062-0020-088-0000	2.55000000000	182.32		464.92
528	062-0020-089-0000	0.76464646465	116.00	<sup>2</sup>	88.7
529	062-0020-091-0000	1.01999540863	182.32		185.97
530	062-0020-093-0000	1.08999081726	182.32		198.73
531	062-0020-094-0000	1.93000459137	182.32		351.88
532	062-0043-001-0000	5.86999540863	182.32		1070.22
533	062-0044-003-0000	2.43000459137	182.32		443.04
534	062-0044-004-0000	2.06999540863	182.32		377.4
535	062-0050-012-0000	6.30000000000	182.32		1148.62
536	062-0050-019-0000	0.40174471993	182.32		73.25
537	062-0050-026-0000	0.08000459137	182.32		14.59
538	062-0050-028-0000	1.76999540863	182.32		322.71
539	062-0050-031-0000	3.81999540863	182.32		696.46
540	062-0050-032-0000	7.81000918274	182.32		1423.92
541	062-0050-033-0000	9.58999081726	91.16	<sup>1</sup>	874.22
542	062-0050-036-0000	0.86949035813	182.32		158.53
543	062-0050-048-0000	3.00000000000	182.32		546.96
544	062-0050-052-0000	0.03443526171	116.00	<sup>2</sup>	3.99
545	062-0050-059-0000	16.13999081730	182.32		2942.64
546	062-0050-063-0000	3.78000459137	182.32		689.17
547	062-0050-064-0000	2.18999081726	182.32		399.28
548	062-0050-066-0000	21.78000459140	182.32		3970.93
549	062-0050-069-0000	3.58999081726	182.32		654.53
550	062-0050-070-0000	3.11000918274	182.32		567.02
551	062-0050-071-0000	3.31000918274	182.32		603.48
552	062-0050-072-0000	1.68999081726	182.32		308.12
553	062-0050-073-0000	1.68000459137	182.32		306.3
554	062-0050-074-0000	2.91000918274	182.32		530.55
555	062-0050-075-0000	3.71000918274	182.32		676.41
556	062-0060-044-0000	0.37219926538	182.32		67.86
557	062-0060-048-0000	2.75000000000	182.32		501.38
558	062-0060-061-0000	2.75000000000	182.32		501.38
559	062-0060-064-0000	1.90000000000	182.32		346.41
560	062-0060-069-0000	0.02008723600	182.32		3.66

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
561	062-0060-070-0000	0.08000459137	182.32	14.59
562	062-0060-078-0000	9.88000459137	182.32	1801.32
563	062-0060-079-0000	0.22956841139	182.32	41.85
564	062-0060-082-0000	3.23999081726	182.32	590.72
565	062-0060-088-0000	16.90000000000	182.32	3081.21
566	062-0060-092-0000	6.01999540863	182.32	1097.57
567	062-0060-093-0000	11.68000459140	182.32	2129.5
568	062-0060-094-0000	2.91999540863	182.32	532.37
569	062-0060-095-0000	0.23799357208	182.32	43.39
570	062-0060-096-0000	4.30000000000	182.32	783.98
571	062-0060-097-0000	3.28999081726	182.32	599.83
572	062-0060-098-0000	7.21000918274	182.32	1314.53
573	062-0060-099-0000	3.03000459137	182.32	552.43
574	062-0060-103-0000	3.73000459137	182.32	680.05
575	062-0060-104-0000	5.66000918274	182.32	1031.93
576	062-0070-001-0000	0.68893480257	182.32	125.61
577	062-0070-002-0000	0.68089990817	182.32	124.14
578	062-0070-003-0000	0.68833792470	182.32	125.5
579	062-0070-004-0000	0.68833792470	182.32	125.5
580	062-0070-005-0000	0.68833792470	182.32	125.5
581	062-0070-006-0000	0.68833792470	182.32	125.5
582	062-0070-007-0000	0.68833792470	182.32	125.5
583	062-0070-008-0000	0.68833792470	182.32	125.5
584	062-0070-009-0000	0.68833792470	182.32	125.5
585	062-0070-010-0000	0.68833792470	182.32	125.5
586	062-0070-018-0000	0.68884297521	182.32	125.59
587	062-0070-019-0000	0.68877410468	182.32	125.58
588	062-0070-020-0000	0.68870523416	182.32	125.56
589	062-0070-021-0000	0.68863636364	182.32	125.55
590	062-0070-022-0000	0.68856749311	182.32	125.54
591	062-0070-025-0000	2.58000459137	182.32	470.39
592	062-0070-026-0000	1.93999081726	182.32	353.7
593	062-0070-028-0000	0.75399449036	182.32	137.47
594	062-0070-029-0000	0.83969237833	182.32	153.09
595	062-0080-006-0000	1.10000000000	182.32	200.55

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
596	062-0080-010-0000	3.00000000000	182.32	546.96
597	0620080-022-0000	6.50000000000	182.32	1185.08
598	062-0080-024-0000	0.37318640955	182.32	68.04
599	062-0080-025-0000	0.37318640955	182.32	68.04
600	062-0080-029-0000	4.83000459137	182.32	880.61
601	062-0080-030-0000	2.33999081726	182.32	426.63
602	062-0080-032-0000	2.25000000000	182.32	410.22
603	062-0080-033-0000	1.63999081726	182.32	299
604	062-0080-034-0000	1.78000459137	182.32	324.53
605	062-0080-035-0000	1.86999540863	182.32	340.94
606	062-0080-036-0000	2.96999540863	182.32	541.49
607	062-0080-037-0000	3.88999081726	182.32	709.22
608	062-0080-038-0000	2.48999081726	182.32	453.98
609	062-0080-040-0000	3.51999540863	182.32	641.77
610	062-0080-041-0000	5.21000918274	182.32	949.89
611	062-0080-042-0000	3.25000000000	182.32	592.54
612	062-0080-051-0000	7.75000000000	182.32	1412.98
613	062-0080-056-0000	1.83000459137	182.32	333.65
614	062-0080-057-0000	1.13999081726	182.32	207.84
615	062-0080-060-0000	2.26999540863	182.32	413.87
616	062-0080-061-0000	2.25000000000	182.32	410.22
617	062-0080-063-0000	1.56999540863	182.32	286.24
618	062-0080-064-0000	1.80000000000	182.32	328.18
619	062-0080-066-0000	2.50000000000	182.32	455.8
620	062-0080-071-0000	2.68000459137	182.32	488.62
621	062-0080-073-0000	5.65000000000	182.32	1030.11
622	062-0090-001-0000	2.51999540863	182.32	459.45
623	062-0090-006-0000	6.00000000000	182.32	1093.92
624	062-0090-007-0000	11.46000918270	182.32	2089.39
625	062-0090-013-0000	1.00000000000	182.32	182.32
626	062-0090-014-0000	1.48999081726	182.32	271.66
627	062-0090-015-0000	1.48999081726	182.32	271.66
628	062-0090-016-0000	0.96418732782	182.32	175.79
629	062-0090-017-0000	0.53999081726	182.32	98.45
630	062-0090-018-0000	0.78696051423	182.32	143.48

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
631	062-0090-019-0000	1.10000000000	182.32	200.55
632	062-0090-020-0000	3.61999540863	182.32	660
633	062-0090-021-0000	12.26000918270	182.32	2235.24
634	062-0090-023-0000	1.45000000000	182.32	264.36
635	062-0090-024-0000	0.32943067034	182.32	60.06
636	062-0090-025-0000	4.78000459137	182.32	871.49
637	062-0090-026-0000	2.06000918274	182.32	375.58
638	062-0090-027-0000	4.48000459137	182.32	816.79
639	062-0090-028-0000	1.08000459137	182.32	196.91
640	062-0100-002-0000	0.93112947658	182.32	169.76
641	062-0100-003-0000	0.69834710744	182.32	127.32
642	062-0100-007-0000	1.86000918274	182.32	339.12
643	062-0100-008-0000	1.43999081726	182.32	262.54
644	062-0100-009-0000	1.65000000000	182.32	300.83
645	062-0100-010-0000	1.81000918274	182.32	330
646	062-0100-012-0000	5.16000918274	182.32	940.77
647	062-0100-013-0000	1.28999081726	182.32	235.19
648	062-0100-014-0000	3.93000459137	182.32	716.52
649	062-0100-015-0000	0.98999081726	182.32	180.5
650	062-0100-016-0000	0.71000918274	182.32	129.45
651	062-0100-022-0000	12.28000459140	182.32	2238.89
652	062-0100-023-0000	2.51000918274	182.32	457.62
653	062-0100-024-0000	1.81999540863	182.32	331.82
654	062-0100-025-0000	3.26999540863	182.32	596.19
655	062-0100-026-0000	7.96000918274	182.32	1451.27
656	062-0110-001-0000	2.13999081726	182.32	390.16
657	062-0110-002-0000	1.65000000000	182.32	300.83
658	062-0110-005-0000	2.05000000000	182.32	373.76
659	062-0110-006-0000	2.10000000000	182.32	382.87
660	062-0110-007-0000	2.10000000000	182.32	382.87
661	062-0110-008-0000	1.88999081726	182.32	344.58
662	062-0110-011-0000	2.00000000000	182.32	364.64
663	062-0110-012-0000	2.16999540863	182.32	395.63
664	062-0120-001-0000	3.25000000000	182.32	592.54
665	062-0120-002-0000	1.78999081726	182.32	326.35

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
666	062-0120-003-0000	1.21000918274	182.32	220.61
667	062-0120-014-0000	1.38000459137	182.32	251.6
668	062-0120-015-0000	1.38000459137	182.32	251.6
669	062-0120-016-0000	2.03000459137	182.32	370.11
670	062-0120-017-0000	2.00000000000	182.32	364.64
671	062-0120-018-0000	1.88999081726	182.32	344.58
672	062-0120-019-0000	1.95000000000	182.32	355.52
673	062-0120-022-0000	2.63999081726	182.32	481.32
674	062-0120-025-0000	5.68000459137	182.32	1035.58
675	062-0120-026-0000	6.38999081726	182.32	1165.02
676	062-0120-027-0000	0.80583103765	182.32	146.92
677	062-0120-028-0000	0.85810376492	182.32	156.45
678	062-0120-029-0000	0.52642332415	182.32	95.98
679	062-0120-030-0000	0.56225895317	182.32	102.51
680	062-0120-031-0000	1.53999081726	182.32	280.77
681	062-0120-032-0000	2.23000459137	182.32	406.57
682	062-0130-001-0000	1.05000000000	182.32	191.44
683	062-0130-002-0000	1.36999540863	182.32	249.78
684	062-0130-011-0000	3.01000918274	182.32	548.78
685	062-0130-013-0000	1.21000918274	182.32	220.61
686	062-0130-014-0000	1.21000918274	182.32	220.61
687	062-0130-015-0000	1.21000918274	182.32	220.61
688	062-0130-016-0000	1.21999540863	182.32	222.43
689	062-0130-019-0000	2.43000459137	182.32	443.04
690	062-0130-020-0000	1.81000918274	182.32	330
691	062-0130-021-0000	0.88269054178	182.32	160.93
692	062-0130-022-0000	0.50344352617	182.32	91.79
693	062-0130-023-0000	1.18000459137	182.32	215.14
694	062-0130-024-0000	0.79699265381	182.32	145.31
695	062-0130-025-0000	0.79699265381	182.32	145.31
696	062-0130-026-0000	0.48000459137	182.32	87.51
697	062-0130-030-0000	1.38999081726	182.32	253.42
698	062-0130-031-0000	1.58000459137	182.32	288.07
699	062-0130-032-0000	1.36999540863	182.32	249.78
700	062-0130-033-0000	0.73000459137	182.32	133.09

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
701	062-0130-034-0000	0.76000918274	182.32	138.56
702	062-0130-035-0000	0.89699265381	182.32	163.54
703	062-0130-036-0000	0.66999540863	182.32	122.15
704	062-0140-003-0000	2.35000000000	182.32	428.45
705	062-0140-007-0000	2.63999081726	182.32	481.32
706	062-0140-012-0000	5.28000459137	182.32	962.65
707	062-0140-013-0000	29.11999540860	182.32	5309.16
708	062-0140-014-0000	6.30000000000	182.32	1148.62
709	062-0140-015-0000	8.10000000000	182.32	1476.79
710	062-0140-016-0000	2.50000000000	182.32	455.8
711	062-0150-005-0000	4.36999540863	182.32	796.74
712	062-0150-008-0000	2.48999081726	182.32	453.98
713	062-0150-010-0000	2.68000459137	182.32	488.62
714	062-0150-011-0000	2.85000000000	182.32	519.61
715	062-0150-012-0000	2.16000918274	182.32	393.81
716	062-0150-013-0000	3.66999540863	182.32	669.11
717	062-0150-014-0000	5.81999540863	182.32	1061.1
718	062-0150-018-0000	2.01999540863	182.32	368.29
719	062-0150-024-0000	2.03000459137	182.32	370.11
720	062-0150-025-0000	0.75895316804	182.32	138.37
721	062-0150-026-0000	0.60904499541	182.32	111.04
722	062-0150-027-0000	0.64302112029	182.32	117.24
723	062-0150-028-0000	1.35000000000	182.32	246.13
724	062-0150-029-0000	2.81000918274	182.32	512.32
725	062-0150-030-0000	2.56999540863	182.32	468.56
726	062-0150-031-0000	0.99104683196	182.32	180.69
727	062-0150-032-0000	2.08000459137	182.32	379.23
728	062-0150-035-0000	5.61000918274	182.32	1022.82
729	062-0150-038-0000	2.01000918274	182.32	366.46
730	062-0150-039-0000	1.55000000000	182.32	282.6
731	062-0150-040-0000	1.88999081726	182.32	344.58
732	062-0150-041-0000	0.88799357208	182.32	161.9
733	062-0150-044-0000	5.56000918274	182.32	1013.7
734	062-0160-001-0000	1.93000459137	182.32	351.88
735	062-0160-002-0000	1.25000000000	182.32	227.9

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
736	062-0160-003-0000	0.60998622590	182.32	111.21
737	062-0160-004-0000	0.55000000000	182.32	100.28
738	062-0160-005-0000	1.71999540863	182.32	313.59
739	062-0160-006-0000	0.80000000000	182.32	145.86
740	062-0160-007-0000	0.60998622590	182.32	111.21
741	062-0160-008-0000	0.62998163453	182.32	114.86
742	062-0160-009-0000	0.48999081726	182.32	89.34
743	062-0160-010-0000	1.26999540863	182.32	231.55
744	062-0170-001-0000	0.79699265381	182.32	145.31
745	062-0170-002-0000	0.56499081726	182.32	103.01
746	062-0170-004-0000	2.01000918274	182.32	366.46
747	063-0053-003-0000	1.23999081726	182.32	226.08
748	063-0053-004-0000	1.40000000000	182.32	255.25
749	063-0053-012-0000	0.91111111111	182.32	166.11
750	063-0053-013-0000	0.79201101928	182.32	144.4
751	063-0053-014-0000	1.05000000000	182.32	191.44
752	063-0053-015-0000	0.92102846648	182.32	167.92
753	063-0053-016-0000	1.28000459137	182.32	233.37
754	063-0053-017-0000	0.82242883379	182.32	149.95
755	063-0053-019-0000	1.73999081726	182.32	317.24
756	063-0053-020-0000	1.78999081726	182.32	326.35
757	063-0053-021-0000	2.01000918274	182.32	366.46
758	064-0010-011-0000	0.10000000000	182.32	18.23
759	064-0010-028-0000	4.75000000000	182.32	866.02
760	064-0010-049-0000	3.23999081726	182.32	590.72
761	064-0010-050-0000	3.23999081726	182.32	590.72
762	064-0010-053-0000	6.71000918274	182.32	1223.37
763	064-0010-061-0000	13.45000000000	182.32	2452.2
764	064-0010-065-0000	3.36999540863	182.32	614.42
765	064-0010-073-0000	4.06999540863	182.32	742.04
766	064-0010-074-0000	1.01999540863	182.32	185.97
767	064-0010-075-0000	5.08999081726	182.32	928.01
768	064-0010-076-0000	2.51000918274	182.32	457.62
769	064-0010-077-0000	3.06999540863	182.32	559.72
770	064-0010-078-0000	11.83999081730	182.32	2158.67

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
771	064-0010-082-0000	0.48220844812	182.32	87.92
772	064-0010-083-0000	0.51652892562	182.32	94.17
773	064-0010-084-0000	3.86000918274	182.32	703.76
774	064-0010-085-0000	2.86000918274	182.32	521.44
775	064-0010-086-0000	2.96999540863	182.32	541.49
776	064-0010-087-0000	3.66999540863	182.32	669.11
777	064-0010-090-0000	3.86000918274	182.32	703.76
778	064-0010-096-0000	1.51999540863	182.32	277.13
779	064-0010-097-0000	1.36000918274	182.32	247.96
780	064-0010-098-0000	3.58999081726	182.32	654.53
781	064-0010-099-0000	0.44924242424	182.32	81.91
782	064-0010-101-0000	0.64853076217	182.32	118.24
783	064-0010-102-0000	0.64853076217	182.32	118.24
784	064-0010-103-0000	0.64853076217	182.32	118.24
785	064-0010-104-0000	0.81026170799	182.32	147.73
786	064-0010-106-0000	0.41896235078	182.32	76.39
787	064-0010-107-0000	0.41896235078	182.32	76.39
788	064-0010-108-0000	0.41896235078	182.32	76.39
789	064-0010-109-0000	0.52720385675	182.32	96.12
790	064-0010-117-0000	16.35000000000	182.32	2980.93
791	064-0010-120-0000	4.31000918274	182.32	785.8
792	064-0010-129-0000	2.50000000000	182.32	455.8
793	064-0010-130-0000	1.41999540863	182.32	258.89
794	064-0010-131-0000	8.63999081726	182.32	1575.24
795	064-0010-132-0000	4.50000000000	182.32	820.44
796	064-0010-133-0000	3.41000918274	182.32	621.71
797	064-0010-139-0000	1.01999540863	182.32	185.97
798	064-0010-141-0000	2.16999540863	182.32	395.63
799	064-0010-142-0000	1.48999081726	182.32	271.66
800	064-0010-143-0000	1.88000459137	182.32	342.76
801	064-0010-144-0000	1.53000459137	182.32	278.95
802	064-0010-145-0000	1.61999540863	182.32	295.36
803	064-0010-146-0000	1.86000918274	182.32	339.12
804	064-0010-147-0000	0.99398530762	182.32	181.22
805	064-0010-148-0000	0.77300275482	182.32	140.93

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
806	064-0010-149-0000	0.77199265381	182.32	140.75
807	064-0010-150-0000	0.84299816345	182.32	153.7
808	064-0010-151-0000	0.97899449036	182.32	178.49
809	064-0010-152-0000	0.97300275482	182.32	177.4
810	064-0010-153-0000	0.95697887971	182.32	174.48
811	064-0010-154-0000	1.03000459137	182.32	187.79
812	064-0020-004-0000	0.97043158861	182.32	176.93
813	064-0020-005-0000	0.36000918274	182.32	65.64
814	064-0020-008-0000	19.03999081730	182.32	3471.37
815	064-0020-009-0000	19.36000918270	182.32	3529.72
816	064-0020-014-0000	2.16000918274	182.32	393.81
817	064-0020-026-0000	25.15000000000	182.32	4585.35
818	064-0020-035-0000	3.68000459137	182.32	670.94
819	064-0020-036-0000	0.06999540863	182.32	12.76
820	064-0020-038-0000	0.89123048669	182.32	162.49
821	064-0020-039-0000	10.78000459140	182.32	1965.41
822	064-0020-040-0000	4.88999081726	182.32	891.54
823	064-0020-041-0000	4.81000918274	182.32	876.96
824	064-0020-043-0000	2.66000918274	182.32	484.97
825	064-0020-047-0001	0.16166207530	182.32	29.47
826	064-0020-047-0002	0.16166207530	182.32	29.47
827	064-0020-047-0003	0.16166207530	182.32	29.47
828	064-0020-047-0004	0.16166207530	182.32	29.47
829	064-0020-047-0005	0.16166207530	182.32	29.47
830	064-0020-047-0006	0.16166207530	182.32	29.47
831	064-0020-047-0007	0.16166207530	182.32	29.47
832	064-0020-047-0009	0.16166207530	182.32	29.47
833	064-0020-047-0010	0.16166207530	182.32	29.47
834	064-0020-047-0011	0.16166207530	182.32	29.47
835	064-0020-047-0012	0.16166207530	182.32	29.47
836	064-0020-049-0000	9.58999081726	182.32	1748.45
837	064-0020-051-0000	2.11999540863	182.32	386.52
838	064-0020-053-0000	3.31000918274	182.32	603.48
839	064-0020-055-0000	0.82020202020	182.32	149.54
840	064-0020-056-0000	2.93000459137	182.32	534.2

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
841	064-0020-057-0000	1.00000000000	182.32	182.32
842	064-0020-059-0000	2.01000918274	182.32	366.46
843	064-0020-060-0000	2.01000918274	182.32	366.46
844	064-0020-064-0000	0.91790633609	182.32	167.35
845	064-0020-065-0000	0.91792929293	182.32	167.36
846	064-0020-066-0000	0.91999540863	182.32	167.73
847	064-0020-067-0000	0.92206152433	182.32	168.11
848	064-0020-069-0000	0.91012396694	182.32	165.93
849	064-0020-070-0000	0.91012396694	182.32	165.93
850	064-0020-071-0000	0.91012396694	182.32	165.93
851	064-0020-072-0000	0.91012396694	182.32	165.93
852	064-0020-073-0000	0.91012396694	182.32	165.93
853	064-0020-076-0000	1.86999540863	182.32	340.94
854	064-0020-078-0000	0.33057851240	182.32	60.27
855	064-0020-081-0001	0.41000918274	182.32	74.75
856	064-0020-081-0002	0.41000918274	182.32	74.75
857	064-0020-081-0003	0.41000918274	182.32	74.75
858	064-0020-081-0004	0.41000918274	182.32	74.75
859	064-0020-081-0005	0.41000918274	182.32	74.75
860	064-0020-081-0006	0.41000918274	182.32	74.75
861	064-0020-081-0007	0.41000918274	182.32	74.75
862	064-0020-081-0008	0.41000918274	182.32	74.75
863	064-0020-081-0013	1.64003673095	182.32	299.01
864	064-0020-082-0000	1.01000918274	182.32	184.14
865	064-0020-083-0000	2.55000000000	182.32	464.92
866	064-0020-084-0000	1.00000000000	182.32	182.32
867	064-0020-085-0000	1.00000000000	182.32	182.32
868	064-0020-087-0000	1.80000000000	91.16 <sup>1</sup>	164.09
869	064-0020-088-0000	12.91000918270	182.32	2353.75
870	064-0020-090-0000	2.80000000000	182.32	510.5
871	064-0020-091-0000	1.68999081726	182.32	308.12
872	064-0020-094-0000	1.13999081726	182.32	207.84
873	064-0020-095-0000	1.13999081726	182.32	207.84
874	064-0020-096-0000	1.13999081726	182.32	207.84
875	064-0020-097-0000	14.38000459140	182.32	2621.76

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
876	064-0020-098-0000	1.73999081726	182.32	317.24
877	064-0020-099-0000	0.39097796143	182.32	71.28
878	064-0020-100-0000	0.51799816345	182.32	94.44
879	064-0020-101-0000	0.42098255280	182.32	76.75
880	064-0020-102-0000	0.42098255280	182.32	76.75
881	064-0020-103-0000	0.42098255280	182.32	76.75
882	064-0020-104-0000	0.51698806244	182.32	94.26
883	064-0020-105-0000	0.51698806244	182.32	94.26
884	064-0020-106-0000	0.42098255280	182.32	76.75
885	064-0020-107-0000	0.42098255280	182.32	76.75
886	064-0020-108-0000	0.42098255280	182.32	76.75
887	064-0020-109-0000	0.52098255280	182.32	94.99
888	064-0020-114-0000	1.01000918274	182.32	184.14
889	064-0020-115-0000	0.77998163453	182.32	142.21
890	064-0031-006-0000	3.28000459137	182.32	598.01
891	064-0031-009-0000	1.01999540863	182.32	185.97
892	064-0033-029-0000	1.31999540863	182.32	240.66
893	064-0110-001-0000	2.18999081726	182.32	399.28
894	064-0110-002-0000	0.95959595960	182.32	174.95
895	064-0110-003-0000	0.92516069789	182.32	168.68
896	064-0110-004-0000	0.92516069789	182.32	168.68
897	064-0110-005-0000	0.98771808999	182.32	180.08
898	064-0110-006-0000	0.96763085399	182.32	176.42
899	064-0110-007-0000	1.03000459137	182.32	187.79
900	064-0110-008-0000	0.05000000000	182.32	9.12
901	064-0110-009-0000	1.06999540863	182.32	195.08
902	064-0110-010-0000	1.01999540863	182.32	185.97
903	064-0110-011-0000	1.03999081726	182.32	189.61
904	064-0110-012-0000	1.70000000000	182.32	309.94
905	064-0110-013-0000	1.70000000000	182.32	309.94
906	064-0110-014-0000	1.06999540863	182.32	195.08
907	064-0110-015-0000	1.21000918274	182.32	220.61
908	064-0110-016-0000	1.11000918274	182.32	202.38
909	064-0140-001-0000	2.50000000000	182.32	455.8
910	064-0140-002-0000	0.97699724518	182.32	178.13

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
911	064-0150-001-0000	0.33801652893	182.32	61.63
912	064-0150-002-0000	0.38999081726	182.32	71.1
913	064-0150-003-0000	0.41000918274	182.32	74.75
914	064-0150-004-0000	0.38000459137	182.32	69.28
915	064-0150-005-0000	0.38000459137	182.32	69.28
916	064-0150-006-0000	0.33801652893	182.32	61.63
917	064-0160-001-0000	0.62398989899	182.32	113.77
918	064-0160-002-0000	0.62398989899	182.32	113.77
919	064-0160-006-0000	0.62460973370	182.32	113.88
920	078-0202-003-0000	0.35629017447	182.32	64.96
921	079-0163-001-0000	0.50555555556	182.32	92.17
922	079-0163-002-0000	11.71000918270	182.32	2134.97
923	079-0181-010-0000	0.47084481175	182.32	85.84
924	079-0181-011-0000	0.17183195592	182.32	31.33
925	079-0182-001-0000	0.59894398531	182.32	109.2
926	079-0182-015-0000	0.24201101928	182.32	44.12
927	079-0182-018-0000	1.45000000000	182.32	264.36
928	079-0182-021-0000	0.38744260790	182.32	70.64
929	079-0182-022-0000	0.62077594123	182.32	113.18
930	079-0182-023-0000	0.88383838384	182.32	161.14
931	079-0182-028-0000	1.66000918274	182.32	302.65
932	079-0200-017-0000	1.50000000000	182.32	273.48
933	079-0200-019-0000	5.41999540863	182.32	988.17
934	079-0200-023-0000	0.62993572085	182.32	114.85
935	079-0200-025-0000	0.10670339761	182.32	19.45
936	079-0200-027-0000	2.78000459137	182.32	506.85
937	079-0200-035-0000	0.45798898072	182.32	83.5
938	079-0200-036-0000	0.75197428834	182.32	137.1
939	079-0222-037-0000	1.71999540863	182.32	313.59
940	079-0230-001-0000	2.31000918274	182.32	421.16
941	079-0230-003-0000	0.08677685950	182.32	15.82
942	079-0230-004-0000	0.45959595960	182.32	83.79
943	079-0230-008-0000	2.00000000000	182.32	364.64
944	079-0230-009-0000	3.00000000000	182.32	546.96
945	079-0230-010-0000	4.80000000000	182.32	875.14

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
946	079-0230-026-0000	1.38000459137	182.32	251.6
947	079-0230-027-0000	0.44097796143	182.32	80.4
948	079-0230-029-0000	5.21000918274	182.32	949.89
949	079-0230-034-0000	3.03000459137	182.32	552.43
950	079-0230-035-0000	0.65224977043	182.32	118.92
951	079-0230-039-0000	0.42926997245	182.32	78.26
952	079-0230-041-0000	0.79008264463	182.32	144.05
953	079-0230-042-0000	0.68870523416	182.32	125.56
954	079-0230-043-0000	1.63999081726	182.32	299
955	079-0241-010-0000	4.98999081726	182.32	909.78
956	079-0241-011-0000	4.05000000000	182.32	738.4
957	079-0241-012-0000	4.46000918274	182.32	813.15
958	079-0241-013-0000	2.06999540863	182.32	377.4
959	079-0241-014-0000	1.11999540863	182.32	204.2
960	079-0241-015-0000	0.74380165289	182.32	135.61
961	079-0242-004-0000	1.83999081726	182.32	335.47
962	079-0242-006-0000	0.07943067034	182.32	14.48
963	079-0242-009-0000	4.40000000000	182.32	802.21
964	079-0251-003-0000	0.49051882461	182.32	89.43
965	079-0251-005-0000	0.23999081726	182.32	43.76
966	079-0251-007-0000	0.45000000000	182.32	82.04
967	079-0251-008-0000	0.12396694215	182.32	22.6
968	079-0251-009-0000	0.33000459137	182.32	60.17
969	079-0251-011-0000	6.61000918274	182.32	1205.14
970	079-0251-012-0000	0.48663911846	182.32	88.72
971	079-0251-014-0000	0.88094582186	182.32	160.61
972	079-0251-015-0000	0.73751147842	182.32	134.46
973	079-0252-001-0000	0.20461432507	182.32	37.31
974	079-0252-002-0000	0.27731864096	182.32	50.56
975	079-0252-003-0000	0.45000000000	182.32	82.04
976	079-0252-004-0000	0.46000918274	182.32	83.87
977	079-0260-005-0000	0.97621671258	182.32	177.98
978	079-0260-006-0000	0.50261707989	182.32	91.64
979	079-0260-011-0000	1.30000000000	182.32	237.02
980	079-0260-014-0000	12.78000459140	182.32	2330.05

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
981	079-0270-001-0000	4.41999540863	182.32	805.85
982	079-0270-004-0000	1.15000000000	182.32	209.67
983	079-0270-005-0000	0.89336547291	182.32	162.88
984	079-0270-006-0000	1.83000459137	182.32	333.65
985	079-0270-015-0000	0.78551423324	182.32	143.21
986	079-0270-018-0000	4.55000000000	182.32	829.56
987	079-0270-019-0000	0.74710743802	182.32	136.21
988	079-0270-020-0000	0.87747933884	182.32	159.98
989	079-0281-001-0000	2.50000000000	182.32	455.8
990	079-0281-017-0000	0.06000918274	182.32	10.94
991	079-0281-018-0000	4.30000000000	182.32	783.98
992	079-0281-020-0000	3.46999540863	182.32	632.65
993	079-0281-026-0000	3.31000918274	182.32	603.48
994	079-0281-027-0000	3.86000918274	182.32	703.76
995	079-0282-001-0000	2.23999081726	182.32	408.4
996	079-0282-002-0000	2.13999081726	182.32	390.16
997	079-0282-007-0000	1.06999540863	182.32	195.08
998	079-0282-013-0000	3.06000918274	182.32	557.9
999	079-0282-015-0000	1.08000459137	182.32	196.91
1000	079-0282-016-0000	2.93999081726	182.32	536.02
1001	079-0282-017-0000	1.56000918274	182.32	284.42
1002	079-0282-018-0000	0.24237832874	182.32	44.19
1003	079-0282-019-0000	0.87738751148	182.32	159.97
1004	079-0282-020-0000	1.13999081726	182.32	207.84
1005	079-0282-021-0000	1.26999540863	182.32	231.55
1006	079-0282-024-0000	1.56000918274	182.32	284.42
1007	079-0282-026-0000	0.86524334252	182.32	157.75
1008	079-0282-027-0000	1.66999540863	182.32	304.47
1009	079-0291-007-0000	2.21999540863	182.32	404.75
1010	079-0291-008-0000	1.41999540863	182.32	258.89
1011	079-0291-009-0000	0.83287419651	182.32	151.85
1012	079-0291-010-0000	0.01999540863	182.32	3.65
1013	079-0300-006-0000	10.15000000000	182.32	1850.55
1014	079-0300-009-0000	2.61999540863	182.32	477.68
1015	079-0300-012-0000	6.56999540863	182.32	1197.84

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
1016	079-0300-014-0000	4.13999081726	182.32	754.8
1017	079-0300-015-0000	1.43000459137	182.32	260.72
1018	079-0300-016-0000	2.05000000000	182.32	373.76
1019	079-0300-017-0000	2.06000918274	182.32	375.58
1020	079-0300-018-0000	0.88980716253	182.32	162.23
1021	079-0300-021-0000	0.73213957759	182.32	133.48
1022	079-0300-022-0000	2.78000459137	182.32	506.85
1023	079-0300-023-0000	1.26999540863	182.32	231.55
1024	079-0310-002-0000	0.57392102847	182.32	104.64
1025	079-0310-003-0000	4.16000918274	182.32	758.45
1026	079-0310-006-0000	12.65000000000	182.32	2306.35
1027	079-0310-029-0000	3.48999081726	182.32	636.3
1028	079-0310-030-0000	1.55000000000	182.32	282.6
1029	079-0310-034-0000	8.63000459137	182.32	1573.42
1030	079-0310-035-0000	0.65199724518	182.32	118.87
1031	079-0310-036-0000	1.88999081726	182.32	344.58
1032	079-0310-037-0000	13.35000000000	182.32	2433.97
1033	079-0310-039-0000	4.51000918274	182.32	822.26
1034	0790-3100-46-0000	1.51999540863	182.32	277.13
1035	079-0320-003-0000	0.26000918274	182.32	47.4
1036	079-0320-004-0000	0.23553719008	182.32	42.94
1037	079-0320-005-0000	0.40404040404	182.32	73.66
1038	079-0320-006-0000	0.52513774105	182.32	95.74
1039	079-0320-007-0000	0.59458218549	182.32	108.4
1040	079-0320-008-0000	0.35904499541	182.32	65.46
1041	079-0320-016-0000	0.37500000000	182.32	68.37
1042	079-0320-017-0000	0.55300734619	182.32	100.82
1043	079-0320-018-0000	1.65000000000	182.32	300.83
1044	079-0320-019-0000	0.36000918274	182.32	65.64
1045	079-0420-006-0000	2.81000918274	182.32	512.32
1046	079-0420-015-0000	0.90374196511	182.32	164.77
1047	079-0420-016-0000	0.10000000000	182.32	18.23
1048	079-0420-017-0000	1.36999540863	182.32	249.78
1049	079-0420-019-0000	2.28000459137	182.32	415.69
1050	079-0420-021-0000	3.28000459137	182.32	598.01

Map Key	APN	ACRE	Assessment Rate / Acre		ANNUAL ASSESSMENT
1051	079-0430-001-0000	0.92899449036	182.32		169.37
1052	079-0430-002-0000	5.01000918274	182.32		913.42
1053	079-0430-003-0000	4.10000000000	182.32		747.51
1054	079-0430-004-0000	3.95000000000	182.32		720.16
1055	079-0430-005-0000	0.62398989899	182.32		113.77
1056	079-0430-009-0000	10.10000000000	182.32		1841.43
1057	079-0430-010-0000	7.05000000000	116.00	<sup>2</sup>	817.8
1058	079-0430-011-0000	5.43999081726	116.00	<sup>2</sup>	631.04
1059	079-0430-012-0000	15.18999081730	116.00	<sup>2</sup>	1762.04
1060	079-0430-013-0000	11.36999540860	182.32		2072.98
1061	079-0430-014-0000	2.81000918274	182.32		512.32
1062	079-0430-015-0000	2.01999540863	182.32		368.29
1063	079-0430-016-0000	3.23999081726	182.32		590.72
1064	079-0430-017-0000	0.92297979798	182.32		168.28
1065	079-0430-018-0000	10.78000459140	182.32		1965.41
1066	079-0430-019-0000	5.00000000000	182.32		911.6
1067	079-0430-020-0000	3.46000918274	182.32		630.83
1068	079-0430-021-0000	3.58999081726	182.32		654.53
1069	079-0430-022-0000	50.46999540860	182.32		9201.69
1070	079-0430-023-0000	30.15000000000	116.00	<sup>2</sup>	3497.4
1071	079-0430-024-0000	5.75000000000	116.00	<sup>2</sup>	667
1072	079-0430-025-0000	29.13000459140	116.00	<sup>2</sup>	3379.08
1073	079-0430-026-0000	15.48000459140	182.32		2822.31
1074	079-0430-027-0000	0.90298438935	182.32		164.63
1075	079-0430-028-0000	0.03698347107	182.32		6.74
1076	079-0430-031-0000	0.39958677686	182.32		72.85
1077	079-0430-032-0000	0.27040863177	182.32		49.3
1078	079-0430-035-0000	0.73943985308	182.32		134.81
1079	079-0430-036-0000	5.53000459137	182.32		1008.23
1218	061-0081-002-0000	0.11363636364	182.32		20.72
1219	064-0010-135-0000	5.56999540863	182.32		1015.52
1220	061-0150-054-0000	6.26999540863	182.32		1143.15
1221	064-0010-136-0000	2.31000918274	182.32		421.16
1222	064-0160-007-0000	0.86400367310	182.32		157.53
1223	079-0200-038-0000	3.93999081726	182.32		718.34

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
1224	061-0140-077-0000	2.800000000000	182.32	510.5
1225	061-0150-049-0000	6.26999540863	182.32	1143.15
1226	064-0020-047-0008	0.16166207530	182.32	29.47
1227	061-0140-074-0000	4.26999540863	182.32	778.51
1228	061-0081-003-0000	0.11363636364	182.32	20.72
1229	061-0081-004-0000	0.11570247934	182.32	21.09
1230	061-0081-005-0000	0.11570247934	182.32	21.09
1231	061-0081-006-0000	0.11363636364	182.32	20.72
1232	061-0081-007-0000	0.11363636364	182.32	20.72
1233	061-0081-018-0000	0.11363636364	182.32	20.72
1234	061-0081-019-0000	0.11363636364	182.32	20.72
1235	061-0081-020-0000	0.11570247934	182.32	21.09
1236	061-0081-021-0000	0.11570247934	182.32	21.09
1237	061-0081-022-0000	0.11363636364	182.32	20.72
1238	064-0160-008-0000	0.86400367310	182.32	157.53
1239	064-0160-013-0000	1.28999081726	182.32	235.19
1240	064-0160-014-0000	0.89396235078	182.32	162.99
1241	064-0160-016-0000	1.01999540863	182.32	185.97
1242	064-0160-018-0000	1.23000459137	182.32	224.25
1243	064-0160-019-0000	0.55700183655	182.32	101.55
1244	064-0160-020-0000	1.18000459137	182.32	215.14
1245	064-0160-021-0000	0.48500918274	182.32	88.43
1246	064-0160-023-0000	1.78999081726	182.32	326.35
1247	078-0201-013-0000	1.60000000000	182.32	291.71
1248	078-0201-014-0000	7.00000000000	182.32	1276.24
1249	078-0202-002-0000	13.03999081730	182.32	2377.45
1250	079-0200-044-0000	0.38000459137	116.00 <sup>2</sup>	44.08
1251	079-0200-053-0000	0.76200642792	182.32	138.93
1252	079-0200-054-0000	3.01000918274	182.32	548.78
1253	079-0200-059-0000	1.08999081726	182.32	198.73
1254	079-0210-012-0000	0.90199724518	182.32	164.45
1255	079-0222-016-0000	1.41000918274	182.32	257.07
1256	079-0222-022-0000	2.45000000000	182.32	446.68
1257	079-0222-031-0000	0.06427915519	182.32	11.72
1258	079-0222-032-0000	0.56932966024	182.32	103.8

Map Key	APN	ACRE	Assessment Rate / Acre	ANNUAL ASSESSMENT
	<b>TOTALS</b>	2911.431221304		498,260.61

1 = PRIVATELY-OWNED (NON-GOVERNMENTAL), TAX-EXEMPT PARCELS, INCLUDING PARCELS OWNED BY RELIGIOUS INSTITUTIONS  
2= CITY-OWNED PARCEL

## **APPENDIX 3 – POWER INN AREA DISTRICT BOUNDARY DESCRIPTION AND MAP**

### **DISTRICT BOUNDARY DESCRIPTION**

The renewed District is generally bound to the north by Folsom Boulevard between Highway 50 and Florin Perkins Road; to the west by the railroad tracks and Power Inn Road; to the south by the parcels approximately one half mile south of Elder Creek Road between Power Inn Road and South Watt Avenue; and to the east by South Watt Ave and Florin Perkins Road.

The boundaries of the District are more particularly described as follows:

Beginning at the northwest corner of #1042 and continuing east along the northern boundary of #1042 to the south side of US Highway 50. Continuing east along the south side of US Highway 50 to the northeast corner of #1029. South along the eastern boundary of #1029 and continuing south along the eastern boundary of #1022 to northwest corner of #1033. East along the northern boundary of #1033, and north along the east side of the Howe Ave Northbound/US 50 Eastbound On-Ramp to the northwest corner of #1188. East along the northern boundary and south along the eastern boundary of #1188 to Bicentennial Circle. South along the west side of Bicentennial Circle to a point opposite the northwest corner of #1186. East along the northern boundary of #1186 and north along the east side of Bicentennial Circle to the northwest corner of #1180. East along the northern boundary and south along the eastern boundary of #1180 across Folsom Boulevard. East along the south side of Folsom Boulevard to a point opposite the southwest corner of #1034. North along the western boundary of #1034 and then east along the northern boundary of parcels fronting the north side of Folsom Boulevard to Julliard Drive. South along the west side of Julliard Drive, across Folsom Boulevard. East along the south side of Folsom Boulevard to the northeast corner of #1164.

South along the eastern boundary of #1164, #1163, and #1156 across Kiefer Boulevard. East along the south side of Kiefer Boulevard to the northeast corner of #1006. South along the eastern boundary of #1006 and continuing south along the eastern boundary of parcels fronting the east side of Florin Perkins Road to the southeast corner of #465. East along the northern boundary of parcels fronting the north side of 23<sup>rd</sup> Avenue, across Warehouse Way to the northwest corner of #560. East along the northern boundary of #560, then south along the eastern boundary of parcels fronting the east side of Warehouse Way to the southeast corner of #556. South along the eastern boundary of #556, then west along the southern boundary of parcels fronting the south side of Warehouse Way to the southeast corner of #564. West along the southern boundary of #525 to the southeast corner of #526. Southeast along the eastern boundary of parcels fronting Florin Perkins Road to the northwest corner of #520. Southeast along the northeast boundary of #520 and #521 to Fruitridge Road. East along the south side of Fruitridge Road, across 88<sup>th</sup> Street and Alder Avenue to a point opposite the southwest corner of #840. North along the western boundary of #840, #842, #835, and #833. East along the northern boundary of #833 and #832 to South Watt Avenue. South along the west side of South Watt Avenue, across Fruitridge Road, Osage Avenue, Alder Avenue, 43<sup>rd</sup> Avenue, and Elder Creek Road to the southeast corner of #967.

West along the southern boundary of #967, #945, and #946, then south along the eastern boundary of #938, #941, and #942. West along the southern boundary of #942, #939, #949, #922, #920, and #908, then south along the western boundary of #999, across Morrison Creek Drive, #944, and

#912. West along the southern boundary of #912 and #950 to Florin Perkins Road. West along the southern boundary of parcels fronting the south side of Rovana Circle to the southwest corner of #886. Continuing west along the southern boundary of #845, #847, #868, #140, #143, #146, #153, #149, and #154 to Power Inn Road.

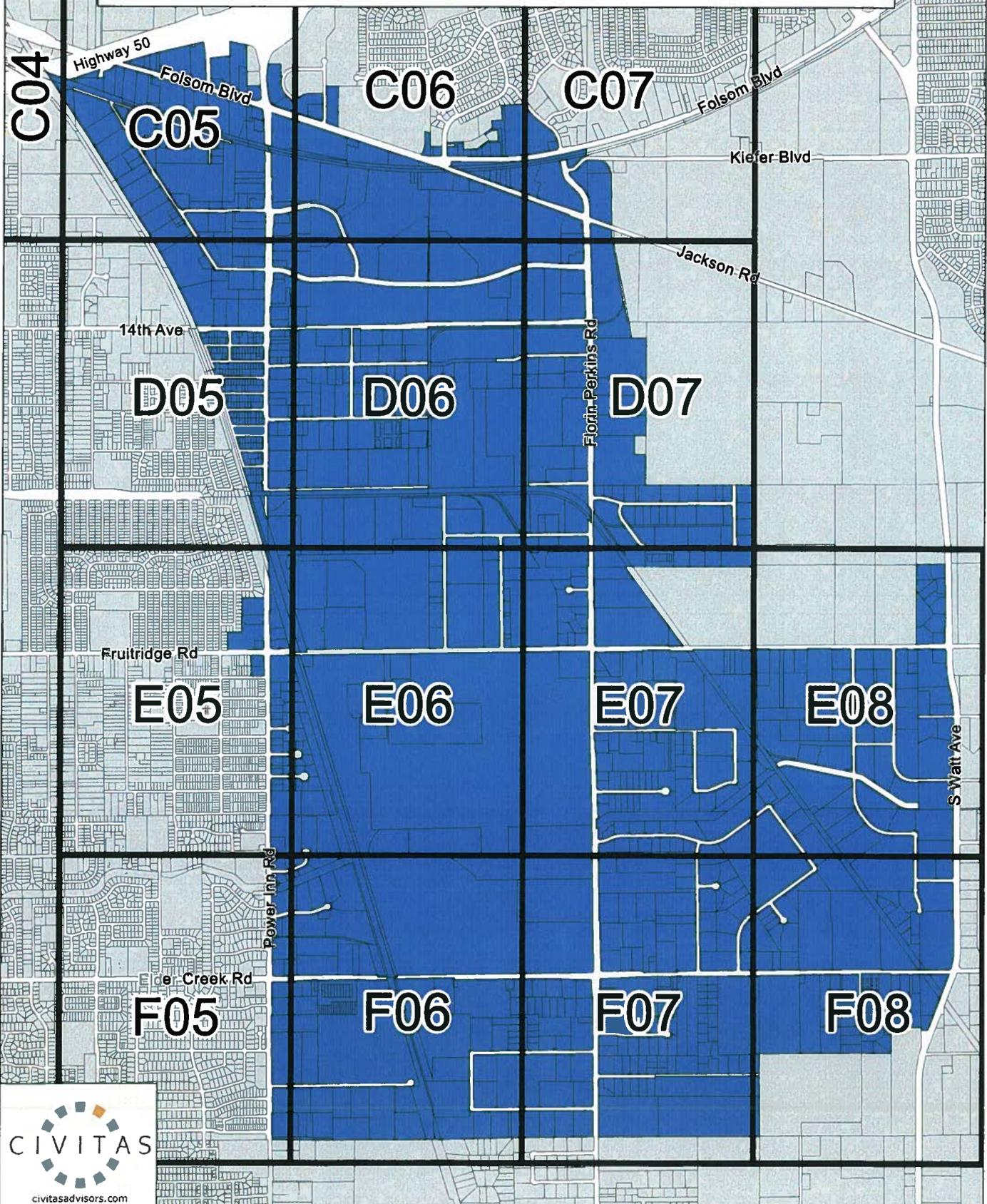
North along the east side of Power Inn Road, across Berry Avenue, Elder Creek Road, Signal Court, Industrial Parkway, 37<sup>th</sup> Avenue, 36<sup>th</sup> Avenue, and 35<sup>th</sup> Avenue to the intersection of 32<sup>nd</sup> Avenue and Power Inn Road. West along the north side of 32<sup>nd</sup> Avenue to the southwest corner of #11. North along the western boundary of parcels fronting the west side of Power Inn Road, across Fruitridge Road to the northwest corner of #4. East along the northern boundary of #4 to Power Inn Road. North along the east side of Power Inn Road to the northwest corner of #3. Continuing north along the western boundary of #163 and #159. East along the northern boundary of #159, then north along the western boundary of #155, #412, across 20<sup>th</sup> Avenue, #422, and #416 to Hickory Avenue. North across Hickory Avenue and continuing north along the east side of East Railroad Street, across 19<sup>th</sup> Avenue, Napa Avenue, Merced Avenue, 18<sup>th</sup> Avenue, and Butte Avenue to Amador Avenue. North along the western boundary of #273 and continuing north along the east side of East Railroad Street, across Carlton Road to the intersection of Clifton Road and East Railroad Street. Continuing north along the western boundary of #181 and #186 to 14<sup>th</sup> Avenue. Continuing north along the western boundary of parcels fronting the east side of the railroad tracks to the point of beginning.

For specific boundaries, please see the District Boundary Map that follows in this Appendix 3. A larger map is available on request by calling (916) 325-0604 or (800) 999-7781. The document of record is the recorded Boundary Map in Book 113 of Maps of Assessment and Community Facilities Districts at Page 0001 dated May 27, 2011 in the Office of the County Recorder of the County of Sacramento.

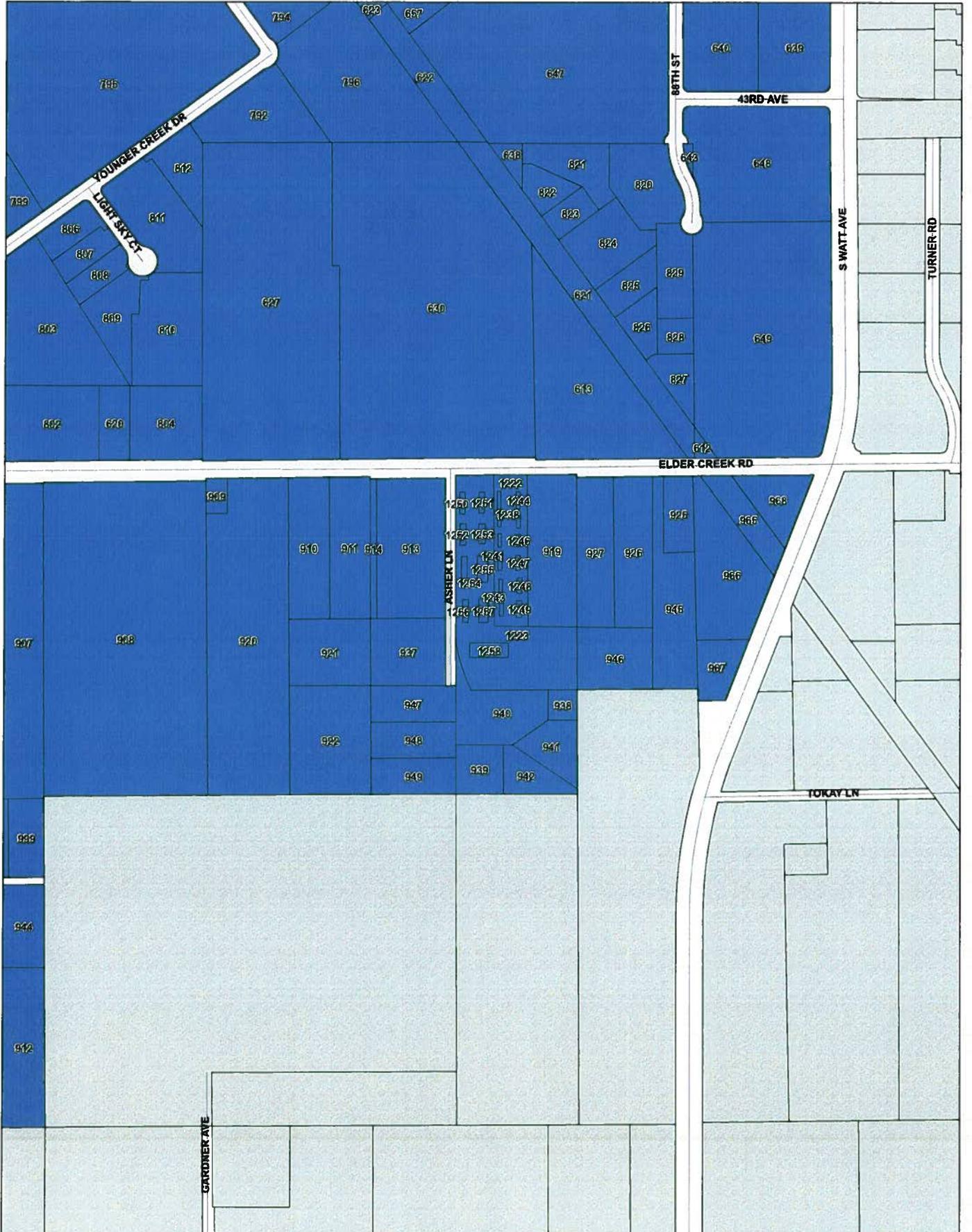
Where inconsistencies exist regarding assessable parcels between this boundary description, the District Boundary Map (included in this Appendix 3), and the Assessment Calculation Table (included as Appendix 2); the order of precedence shall be: 1) the Assessment Calculation Table, 2) the District Boundary Map, and 3) the boundary description. If the ownership or zoning of a parcel changes during the term of this District, the assessment calculation may be modified accordingly.

**DISTRICT BOUNDARY MAP**

# Power Inn Property & Business Improvement District

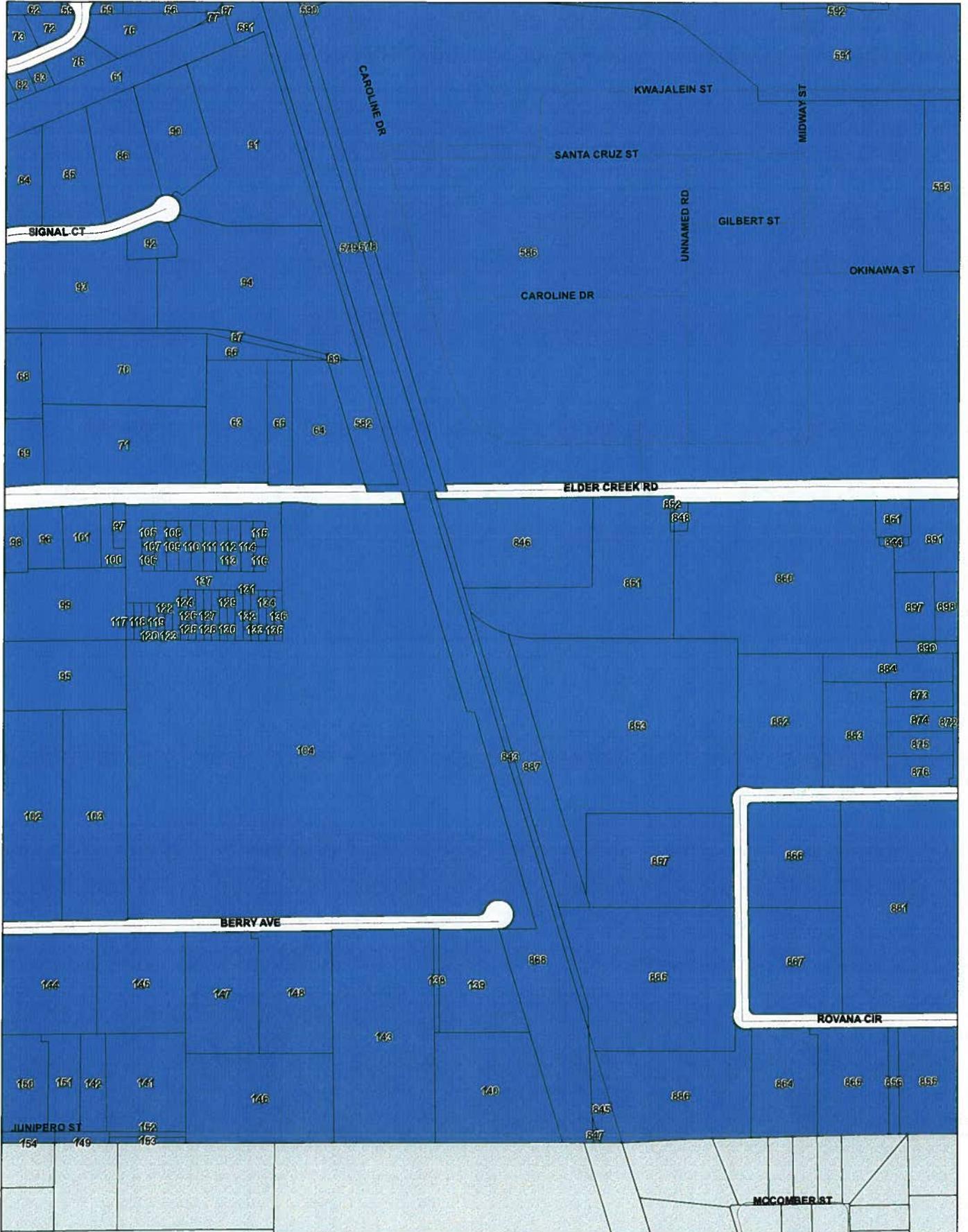


F08

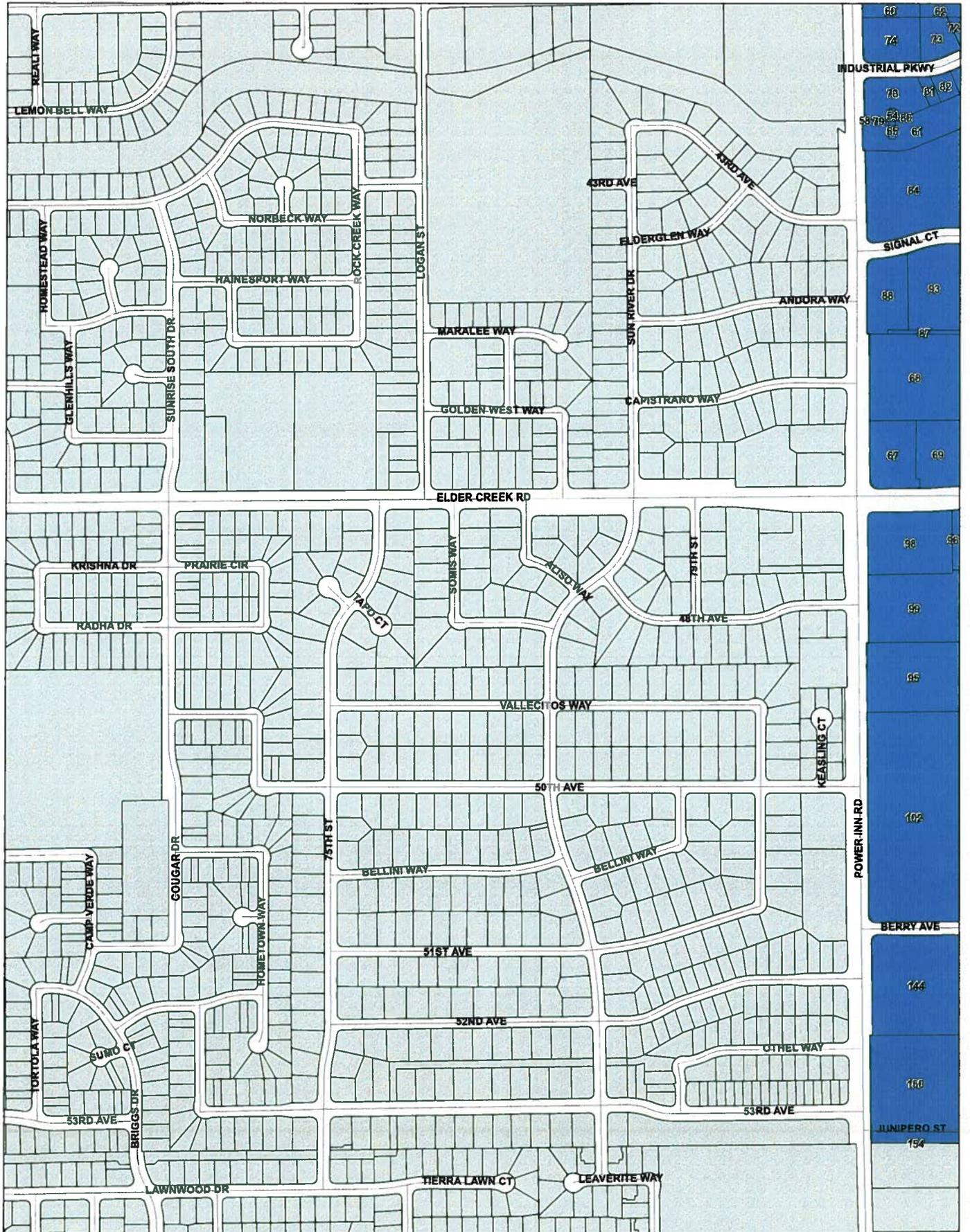




F06

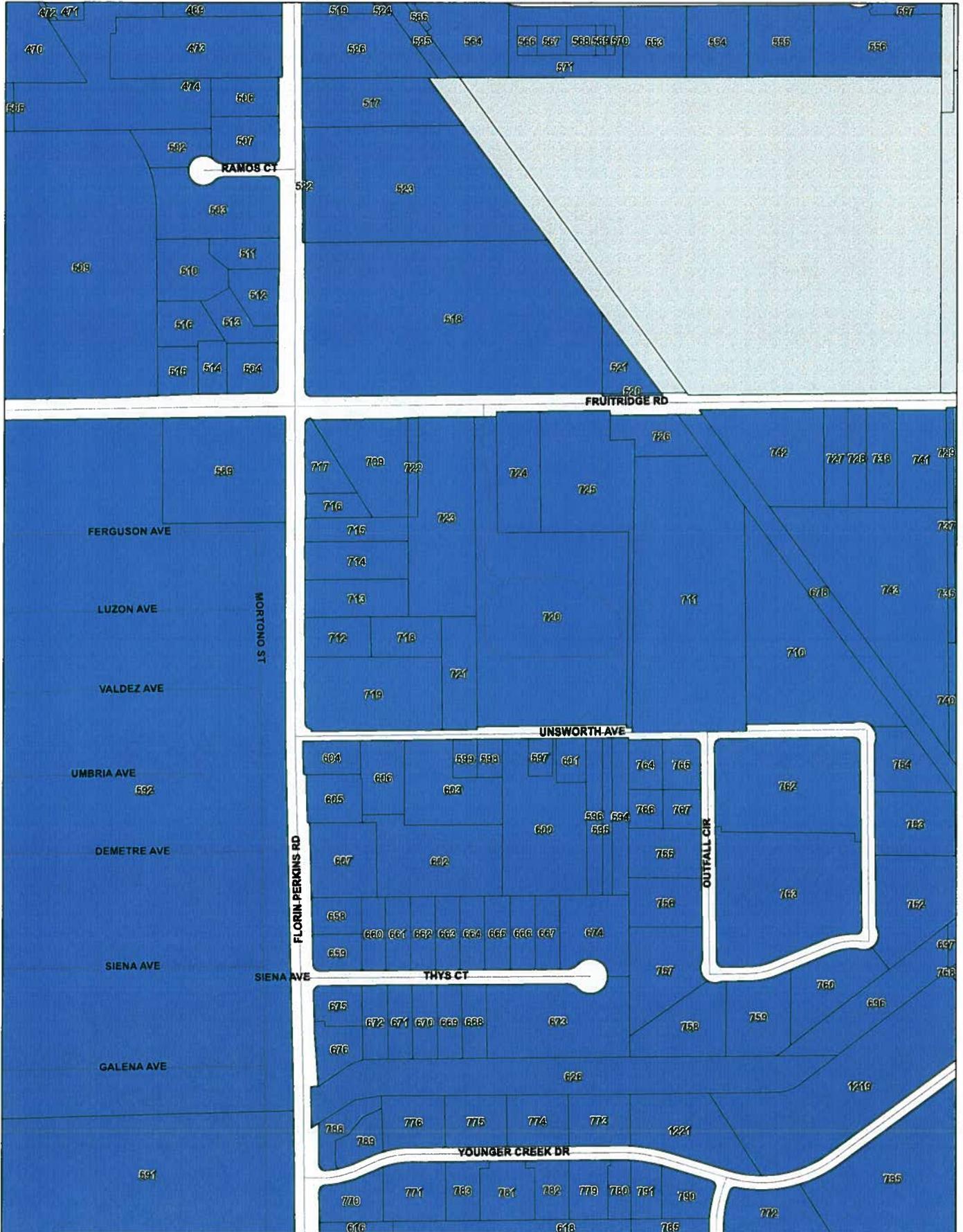


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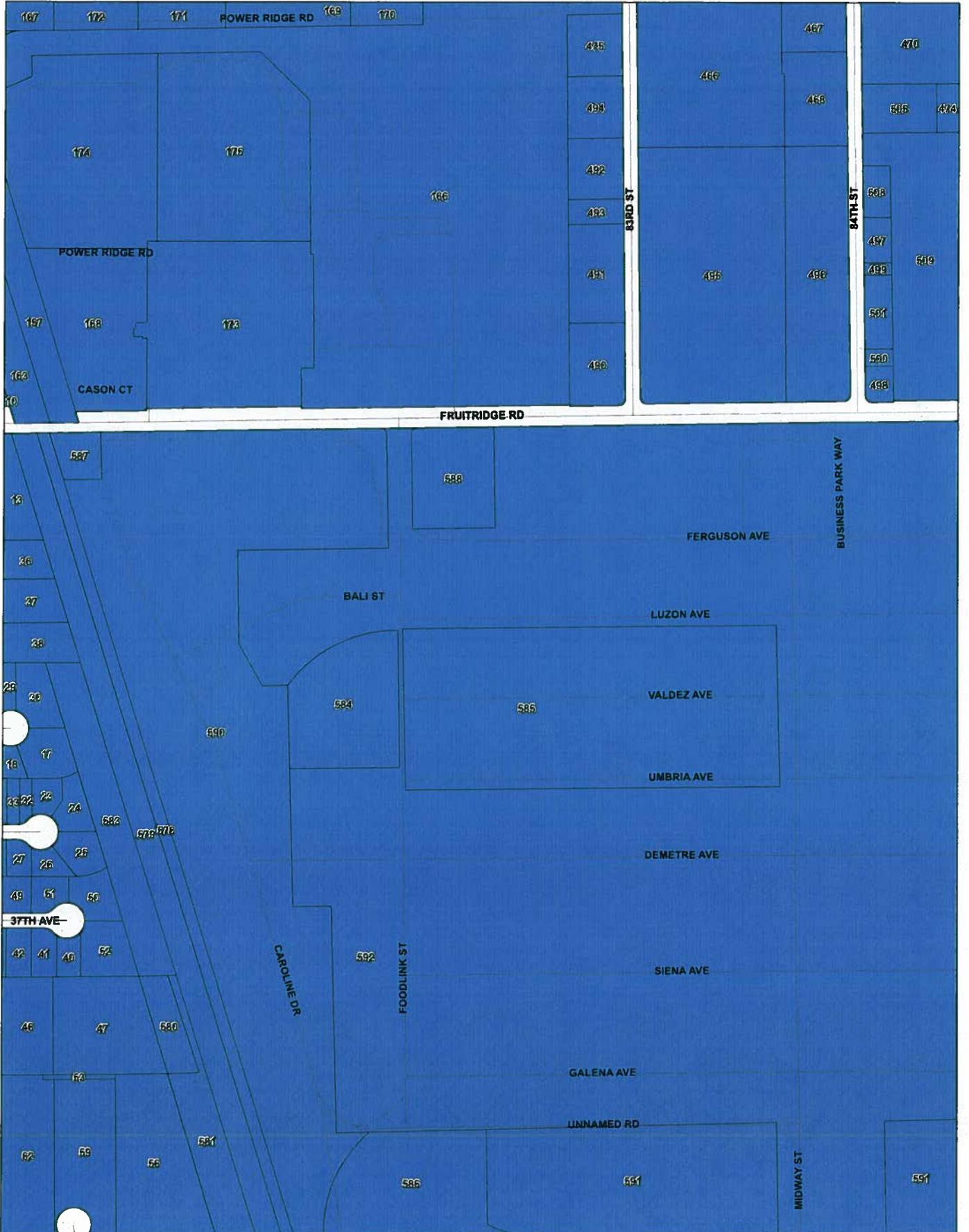




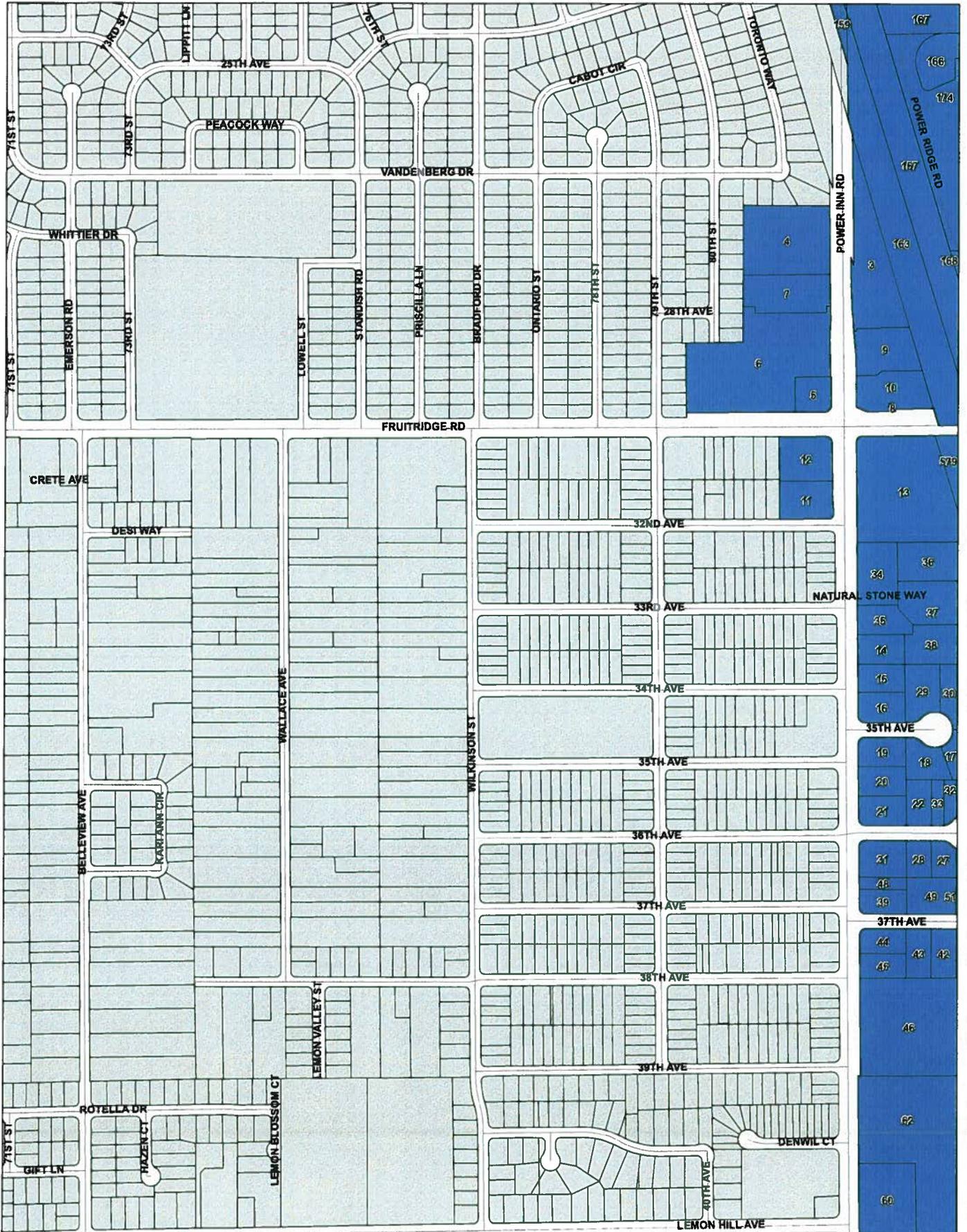
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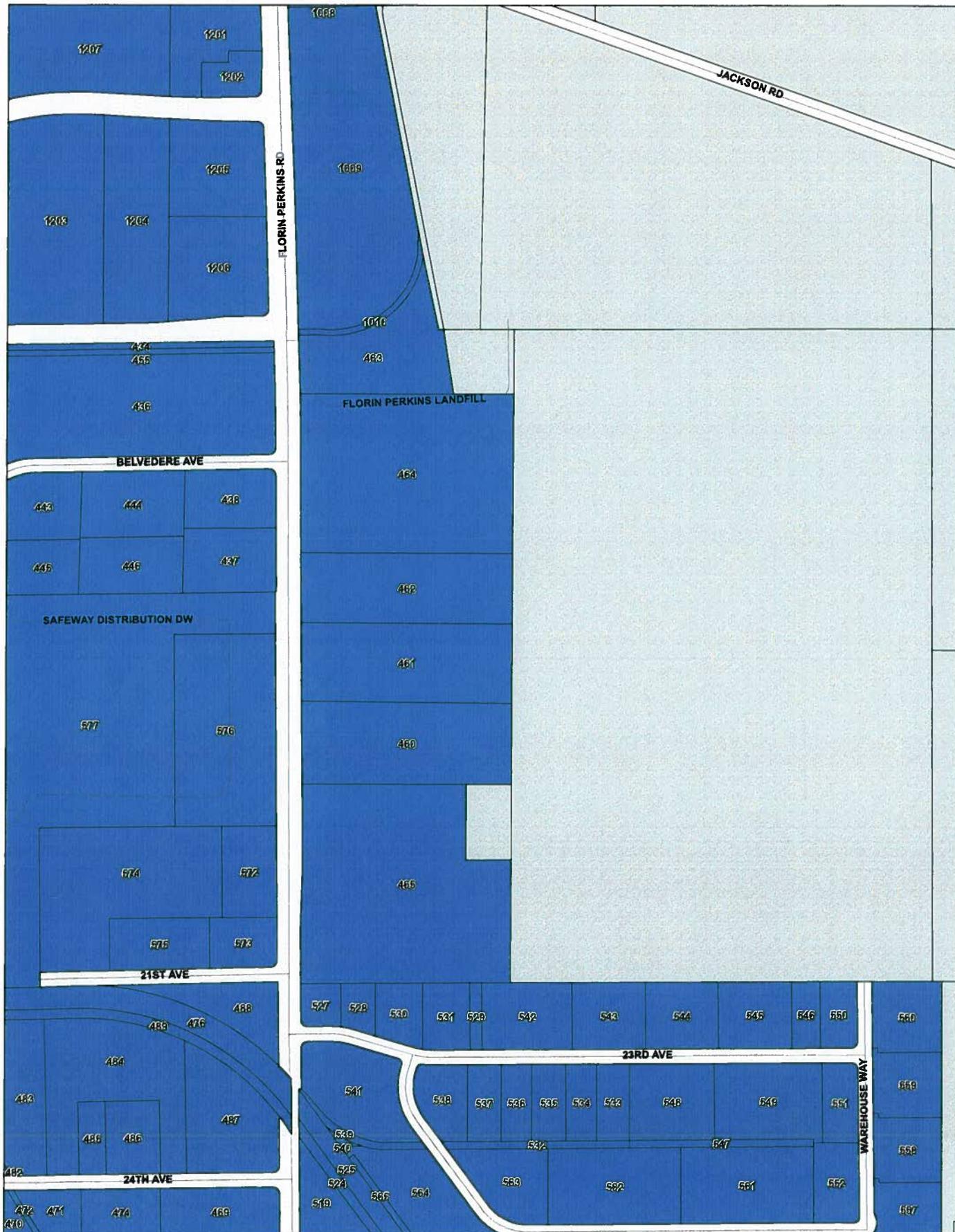
# E06



E05



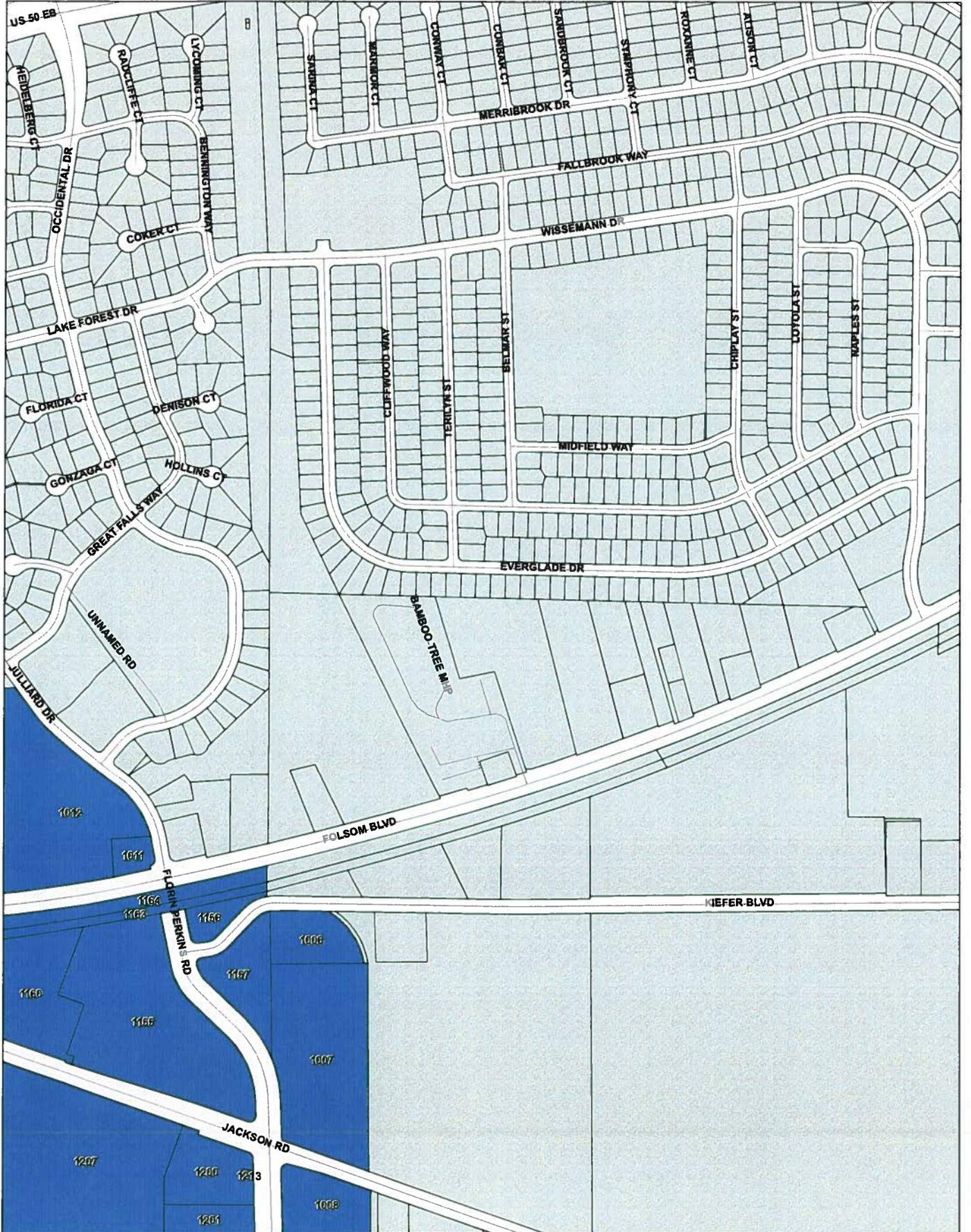
D07







C07

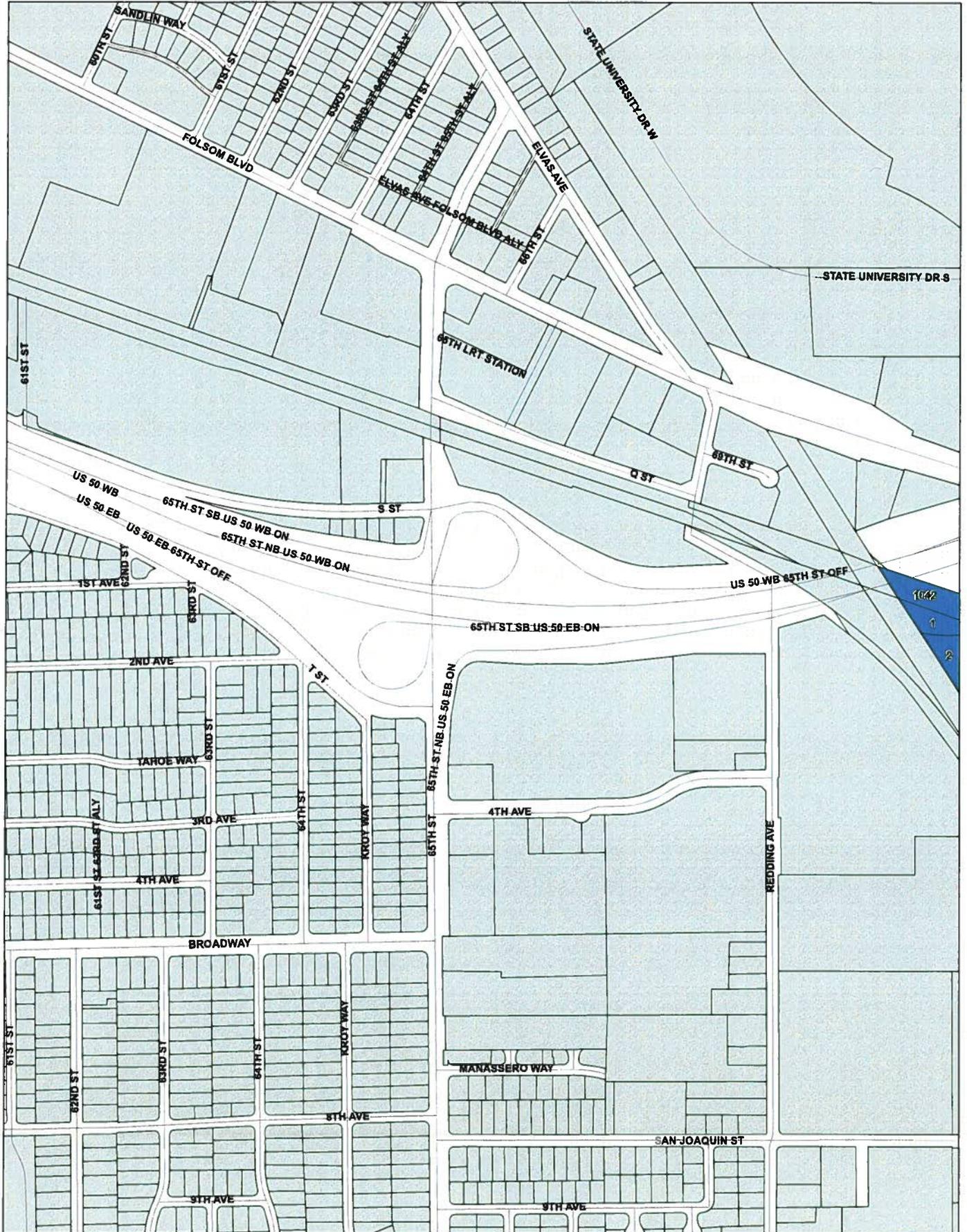


C06





C04



## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **ADOPTING THE ANNUAL POWER INN AREA PROPERTY AND BUSINESS IMPROVEMENT DISTRICT BUDGET AND LEVYING ASSESSMENT FOR FY2011/12**

#### **BACKGROUND**

- A.** The Power Inn Area PBID No. 2011-03 (District), boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on July 19, 2011.
- B.** The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code, Sections 36600 to 36671) (PBID Law) and has previously levied assessments on property in the District to pay for improvements and services to be provided within the District, all in accordance with the PBID Law.
- C.** The District provides funding for the following services within the Power Inn Industrial Corridor: Community Service Initiatives providing security patrol and daily street maintenance; Economic Development outreach and activities to convey a positive image for the area; and promotion of events and marketing, advocating consumer awareness of services available in the corridor. All services are as defined within the Management District Plan (Plan). The Plan is on file with the Public Improvement Financing Division, which has been designated by the City Clerk as the custodian of such records.
- D.** The City Council is fully advised in this matter.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

**Section 1.** The background statements in paragraphs A through D above are true.

**Section 2.** The City Council hereby:

- (a) Adopts the annual budget set forth in the FY2011/12 Plan; and
- (b) Levies on property within the District the assessment set forth in the FY 2011/12 Plan.

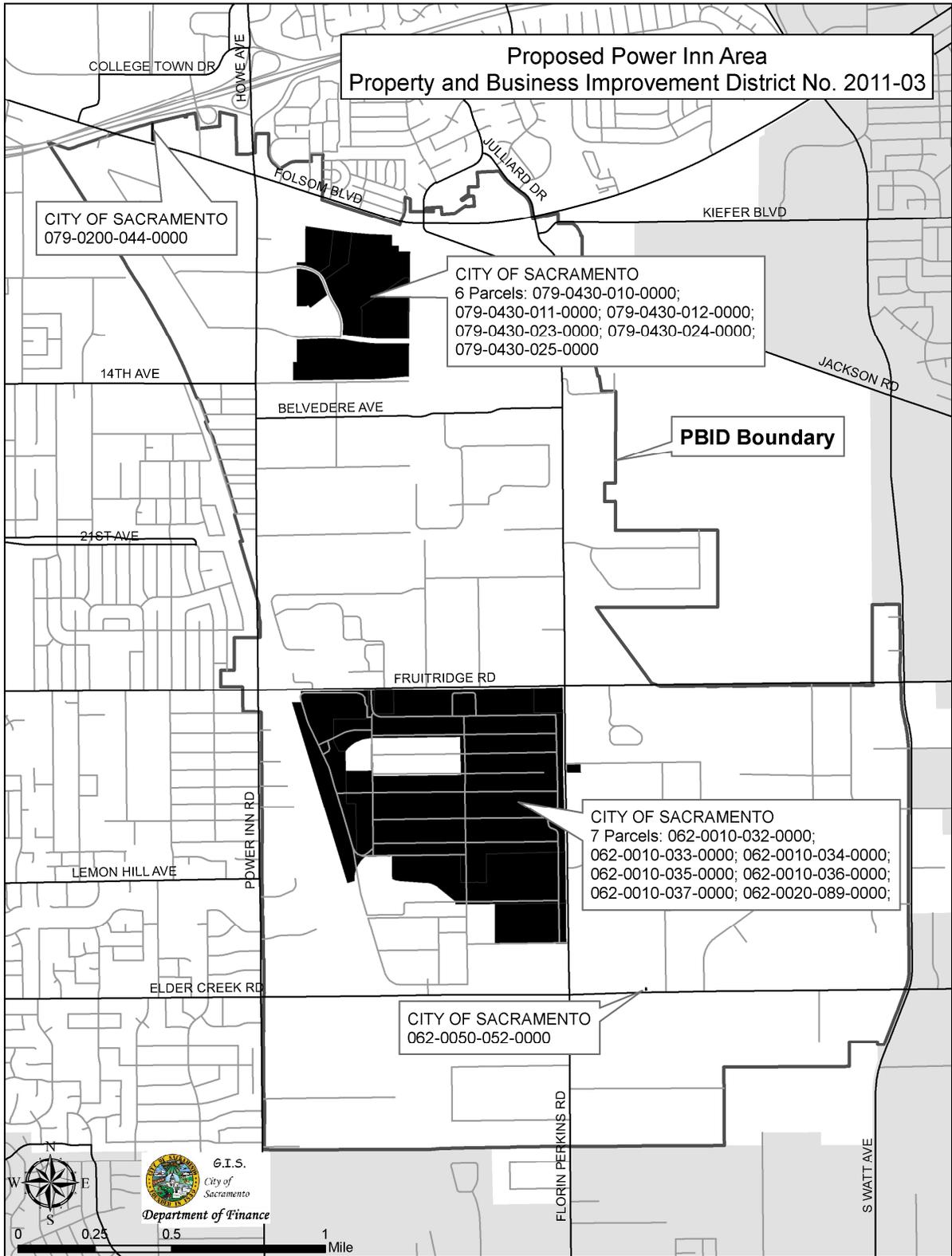
**Section 3.** Exhibits A and B are part of this resolution.

**Table of Contents:**

Exhibit A: District Map

Exhibit B: FY2011/12 District & Parcel Assessment

# EXHIBIT A



**EXHIBIT B**

**Power Inn Area  
Property and Business Improvement District No. 2011-03  
FY2011/12 Budget**

The Power Inn Area PBID assessment budget for FY2011/12 is \$498,000.

<b>Program</b>	<b>Budget</b>	<b>% of Total</b>
Advocacy and Communications	\$109,560	22.00
Security and Code Enforcement	\$59,760	12.00
Economic Development and Marketing	\$84,660	17.00
Maintenance and Beautification	\$184,260	37.00
Transportation	\$49,800	10.00
Contingency and Renewal	\$9,960	2.00
<b>Total</b>	<b>\$498,000</b>	<b>100.00</b>

**Parcel Assessment**

Annual assessment rates are based on an allocation of program costs and a calculation per acre of land. Assessment rates may be subject to an increase of no more than 4% annually.

Privately owned (non-governmental) Non-tax exempt Parcels	City of Sacramento owned Parcels	Privately owned (non-governmental) Tax exempt Parcels
\$182.32 per acre	\$116.00 per acre	\$91.16 per acre

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **AMENDING THE FISCAL YEAR (FY) 2011/12 CITY BUDGET FOR THE POWER INN AREA PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 2234**

#### **BACKGROUND**

- A.** The Power Inn Area Property and Business Improvement District No. 2011-03 (District), the boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on July 19, 2011.
- B.** The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code – Sections 36600 to 36671) (PBID Law) and has previously levied assessments on property in the District to pay for improvements and services to be provided within the District, all in accordance with the PBID Law.
- C.** The City Council is fully advised in this matter.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

**Section 1.** That the background statements in paragraphs A through C above are true.

**Section 2.** The District's FY2011/12 assessment and expenditure budget of \$498,000 are hereby amended as set forth in Exhibit B.

**Section 3.** The Finance Director is hereby authorized to expend \$14,367 of the budgeted funds for the Department of Finance to provide services for the District, as set forth in Exhibit B, which will be reimbursed by the District.

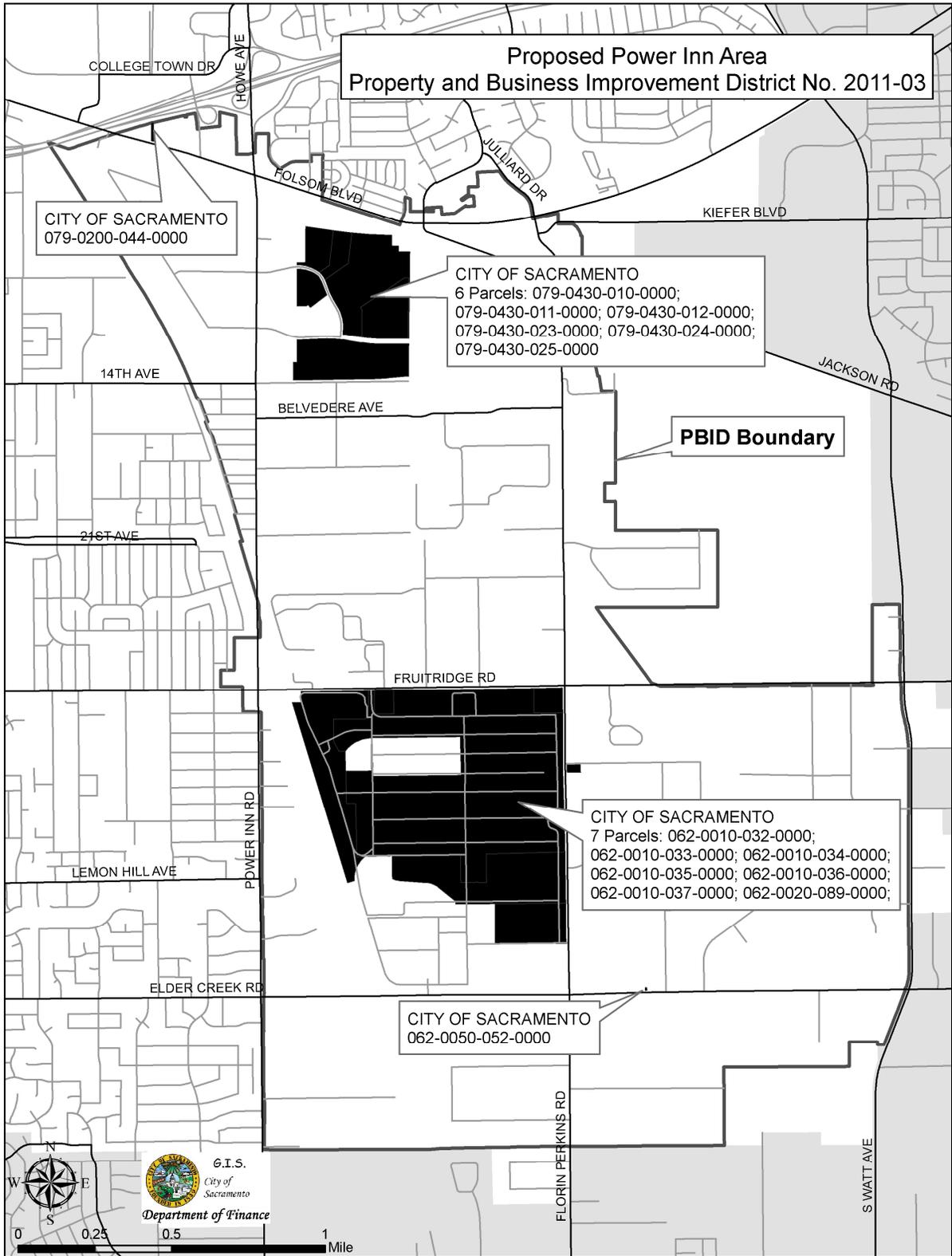
**Section 4.** Exhibits A and B are part of this resolution.

#### **Table of Contents:**

Exhibit A: District Map – 1 Page

Exhibit B: FY2011/12 District Budget & Parcel Assessment – 1 Page

# EXHIBIT A



**EXHIBIT B**

**POWER INN AREA  
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT NO. 2011-03  
FY2011/12 DISTRICT BUDGET & PARCEL ASSESSMENT**

Total Assessment Budget		<b>\$498,000</b>
Total Revenue		<u>\$498,000</u>
Renewal/Application Fee	\$7,500	
Special Districts Administration	\$4,824	
Consultant (NBS) Reporting	250	
Finance Administration	1,159	
County Billing Cost	<u>634</u>	
Less: Total Administration Expense		<u>\$14,367</u>
 Estimated Total PBID Disbursement		 <u><b>\$483,633</b></u>

**Parcel Assessment**

Privately owned (non-governmental) Non-tax exempt Parcels	City of Sacramento owned Parcels	Privately owned (non-governmental) Tax exempt Parcels
\$182.32 per acre	\$116.00 per acre	\$91.16 per acre

Annual assessment rates are based on an allocation of program costs and a calculation per acre of land. Assessment rates may be subject to an increase of no more than 4% per year based on the discretion of the Power Inn Alliance Board of Directors.

**SCHEDULE OF PROCEEDINGS  
POWER INN AREA PBID  
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT NO. 2011-03**

January 25, 2011	Petition Drive Kick-off
April 25, 2011	Receive Signed Petitions
April 26, 2011	City Manager Signature Authority – City Council
May 24, 2011	Resolution of Intention to Renew – City Council
May 25, 2011	Record Boundary Map, Mail Ballots, Publish Notice of Hearing
July 12, 2011	Public Hearing and Tabulation of Ballots – City Council
<b>July 19, 2011</b>	<b>Ballot Results – City Council</b>
July 20, 2011	Record Notice of Assessment and Assessment Diagram
August 2011	Assessment Roll to County