Meeting Date: **9/13/2016**

Report Type: Consent

Report ID: 2016-00912

City of SACRAMENTO 04

City Council Report
915 I Street, 1st Floor
www.CityofSacramento.org

Title: Reimbursement of Eligible Expenses for Natomas Central Community Facilities District No. 2006-02

Location: District 1

Recommendation: Pass 1) a Resolution appropriating $1,420,902 million from special taxes collected for Natomas Central Community Facilities District No. 2006-02 to allow for the reimbursement of eligible developer expenses; and 2) a Motion authorizing the City Manager to sign on the City's behalf an Amended and Restated Agreement to Reimburse Fees from Bond Proceeds.

Contact: Sheri Smith, Program Specialist (916) 808-7204; Mark Griffin, Special Districts Manager, (916) 808-8788, Department of Finance

Presenter: None

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

1-Description/Analysis

2-Background

3-Resolution

4-Agreement

City Attorney Review

Approved as to Form
Joseph Cerullo
9/6/2016 3:58:50 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 8/24/2016 4:51:11 PM

Description/Analysis

Issue: The City formed Natomas Central Community Facilities District No. 2006-02 (the CFD) to reimburse the costs of public improvements and development-impact fees incurred by the developer of the Natomas Central project, K. Hovnanian Forecast Homes Northern, Inc. (the Developer). The funds for reimbursement come from special taxes levied on land within the CFD and from the proceeds of bonds issued by the CFD. Two agreements between the Developer and the City specify the terms of reimbursement: an *Acquisition-and-Shortfall Agreement* for the costs of public improvements (City Agreement No. 2008-0683, as amended by City Agreement Nos. 2008-0683-1 and 2008-0683-2; collectively, the Acquisition Agreement); and an *Agreement to Reimbursement Fees from Bond Proceeds* for the costs of impact fees (City Agreement No. 2006-1198, as amended by City Agreement Nos. 2006-1198-1 and 2008-0683-2; collectively, the Fee Agreement).

1. *Payment under the Acquisition Agreement*.

Since 2006, the Developer has incurred $19,528,893 to construct public improvements within the Natomas Central project that are eligible for reimbursement under the Acquisition Agreement. Eligible public improvements have been constructed and accepted by the City at a verified cost to the Developer in excess of special taxes collected to date. As new collections occur, the available special-tax revenue can be appropriated to reimburse remaining eligible expenses. The process of appropriating and disbursing new tax revenues to the Developer was put in place several years ago to mitigate the adverse effects on the Developer from the building restrictions and the weak housing market, which delayed the issuance of bonds for nearly a decade. With the recovery of the housing market and the lifting of restrictions last year, the City Council was finally able on May 31, 2016, to authorize the issuance and sale of special-tax bonds for the CFD, with the sale anticipated to close this fall.

2. *Amendment and Restatement of the Fee Agreement*.

Over the past decade, the ownership of lands within the Natomas Central project has changed as the Developer has implemented its master plan. To account for these changes, and to ensure that all eligible fees will be reimbursed to the Developer once bond proceeds become available, the Developer asks that the City enter into the attached Amended and Restated Agreement to Reimburse Fees from Bond Proceeds (the Amended & Restated Fee Agreement), which will supersede the Fee Agreement.

Policy Considerations: The City Charter requires that the City Council authorize the appropriation of funds to reimburse the Developer under the Acquisition Agreement. This appropriation request is consistent with available resources and the Acquisition Agreement's terms for reimbursing the costs to construct eligible public improvements.

Environmental Considerations: Under the California Environmental Quality Act Guidelines, continuing administrative activities do not constitute a project and are therefore exempt from review.

Rationale for Recommendation: Appropriation of funds from the CFD will allow the Developer to be reimbursed for actual improvement costs incurred under the Acquisition

Agreement. Approving the Amended & Restated Fee Agreement will clarify the City's and the Developer's rights and obligations concerning the reimbursement of impact fees.

Financial Considerations: Special taxes are collected within the CFD and deposited to fund 3331 solely for the purpose of constructing public facilities, financing development fees, and reimbursing City administrative expenses within the CFD. As of August 16, 2016, $20,823,319 has been collected in taxes and interest, and $18,254,026 has been disbursed as follows:

- $18,107,991 to reimburse the Developer under the Acquisition Agreement
- $146,035 to reimburse the City for collection, disbursement, and accounting expenses

The difference between collections and disbursements to date is $2,569,293. Of this amount, $1,420,902 is recommended for disbursement to the Developer. The balance is recommended to be held in reserve for payment of future verified facilities and fees, miscellaneous expenses (including tax refunds, if any), and associated costs.

Verified eligible expenses to date are $19,528,893 as detailed in the Background section of this report. With the recommended reimbursement, the Developer will be fully paid for verified facilities and fees to date. Additional public improvements and fees will require verification for additional reimbursements.

Approval of the attached resolution will appropriate $1,420,902 as reimbursement to the Developer for eligible, verified expenses.

Local Business Enterprise (LBE): Not applicable.

BACKGROUND

In 2006, the City formed Natomas Central Community Facilities District No. 2006-02 (the CFD) for the purpose of financing impact fees and public improvements that benefit properties within the CFD.

On July 10, 2008, the City and the developer of the Natomas Central subdivision, K. Hovnanian Forecast Homes Northern, Inc. (the Developer), entered into an *Acquisition and Shortfall Agreement* that was designated as City Agreement No. 2008-0683 and was subsequently amended by City Agreement Nos. 2008-0683-1 and 2008-0683-2 (collectively, the Acquisition Agreement). The Acquisition Agreement obligates the City to reimburse the Developer, from available proceeds of bonds and special taxes and any interest earned on the proceeds, for eligible expenses incurred to construct public improvements within the CFD.

The City and the Developer also entered into a separate *Agreement to Reimburse Fees from Bond Proceeds* that was designated as City Agreement No. 2006-1198 and was subsequently amended by City Agreement Nos. 2006-1198-1 and 2006-1198-2 (collectively, the Fee Agreement). The Fee Agreement authorizes the financing of the impact fees from special-tax revenues generated through the CFD as well as from the proceeds of bonds issued by the CFD

Reimbursement under the Acquisition Agreement

Total verified and reimbursable construction costs under the Acquisition Agreement are $19,528,893 to date. The City's engineering consultant, Harris and Associates, has verified costs and compliance with the Acquisition Agreement in the amounts of $4,300,000 and $1,600,000 for El Centro Road and Del Paso Road respectively. Both roads were widened to four lanes and include medians, curbs, gutters, and sidewalks. In addition, the Department of Public Works has verified costs and compliance with the Acquisition Agreement in the amount of $3,911,129 for three interior, non-subdivision collector roads: Natomas Central Drive, Hovnanian Drive, and Manera Rica Drive. The Department of Utilities has verified $8,351,725 for construction and acquisition of the detention basin, i.e., the lake within the CFD, drainage facilities, and sewer trunk and collector lines. Finally, the Sacramento Metropolitan Air Quality Management District (the AQMD) verifies that $1,366,039 was paid in fees that were used for the capital purposes of the AQMD as required by the Joint Community Facilities Agreement between the City and the AQMD, designated as City Agreement No. 2006-1433. All related verifications are provided below as Attachments A, B, C, and D.

The funds currently available to reimburse the Developer under the Acquisition Agreement total $2,585,554. Of this amount, $1,420,902 will be appropriated to Project Number J22003600 to authorize payment to the Developer. City Council appropriation authority is needed to allow reimbursements. The history of City Council action on disbursements from the CFD is as follows:

- By Resolution No. 2008-814, $2,244,930 was disbursed representing collections prior to July 1, 2008.
- By Resolution No. 2009-250, $1,170,672 was disbursed representing the December 2008 tax disbursement.
- By Resolution No. 2009-571, $1,031,000 was disbursed representing the April 2009 tax allocation.
- By Resolution No. 2010-150, $1,311,428 was disbursed representing the December 2009 tax allocation of $1,113,323 plus $198,105 from interest and penalties through June 30, 2009.
- By Resolution No. 2010-677, $1,179,104 was disbursed representing April 2010 collections, plus interest and penalties, less refunds and administrative expenses through June 30, 2009, plus a portion ($206,951) of the December 2010 collection of $1,114,256.
- By Resolution No. 2011-233, $897,305 was disbursed representing the balance of the December 2010 collection, plus interest and penalties, less refunds and administrative expenses.
- By Resolution No. 2011-551, $1,100,000 was disbursed representing the balance of April 2011 collection, plus Teeter, interest and penalties, less refunds and administrative expenses.
- By Resolution No. 2012-090, $1,100,000 was disbursed representing collections through April 2012, less prior disbursements, refunds, and administrative expenses.
- By Resolution No. 2013-0215, $2,823,552 was disbursed representing the balance of eligible expenses pending approval of the suspension of competitive bidding on $6,670,902 in additional projects. The City Council approved this suspension of competitive bidding on July 16, 2013 (Resolution No. 2013-0183).
- By Resolution No. 2014-0144, $1,800,000 was disbursed representing collections through February 2014, less prior disbursements, refunds, and administrative expenses.
- By Resolution No. 2014-0277, $1,100,000 was disbursed representing collections through June 2014, less prior disbursements, refunds, and administrative expenses.
- By Resolution No. 2015-0083, $1,200,000 was disbursed representing collections through February 2015, less prior disbursements, refunds, and administrative expenses.
- By Resolution No. 2015-0303, $1,150,000 was disbursed representing collections through June 2015, less prior disbursements, refunds, and administrative expenses.

A total of $18,107,991 has been reimbursed to date. Total eligible expenditures, including those for which the competitive-bidding requirement has been waived, are $19,528,893.

The CFD is authorized to issue bonds but until now has been unable to do so because of the Federal Emergency Management Agency building restrictions and the general economic downturn. The Acquisition Agreement permits reimbursement from bonds or collected special taxes so long as the total reimbursement does not exceed $42,379,117 less any costs of issuing bonds and administering the CFD.

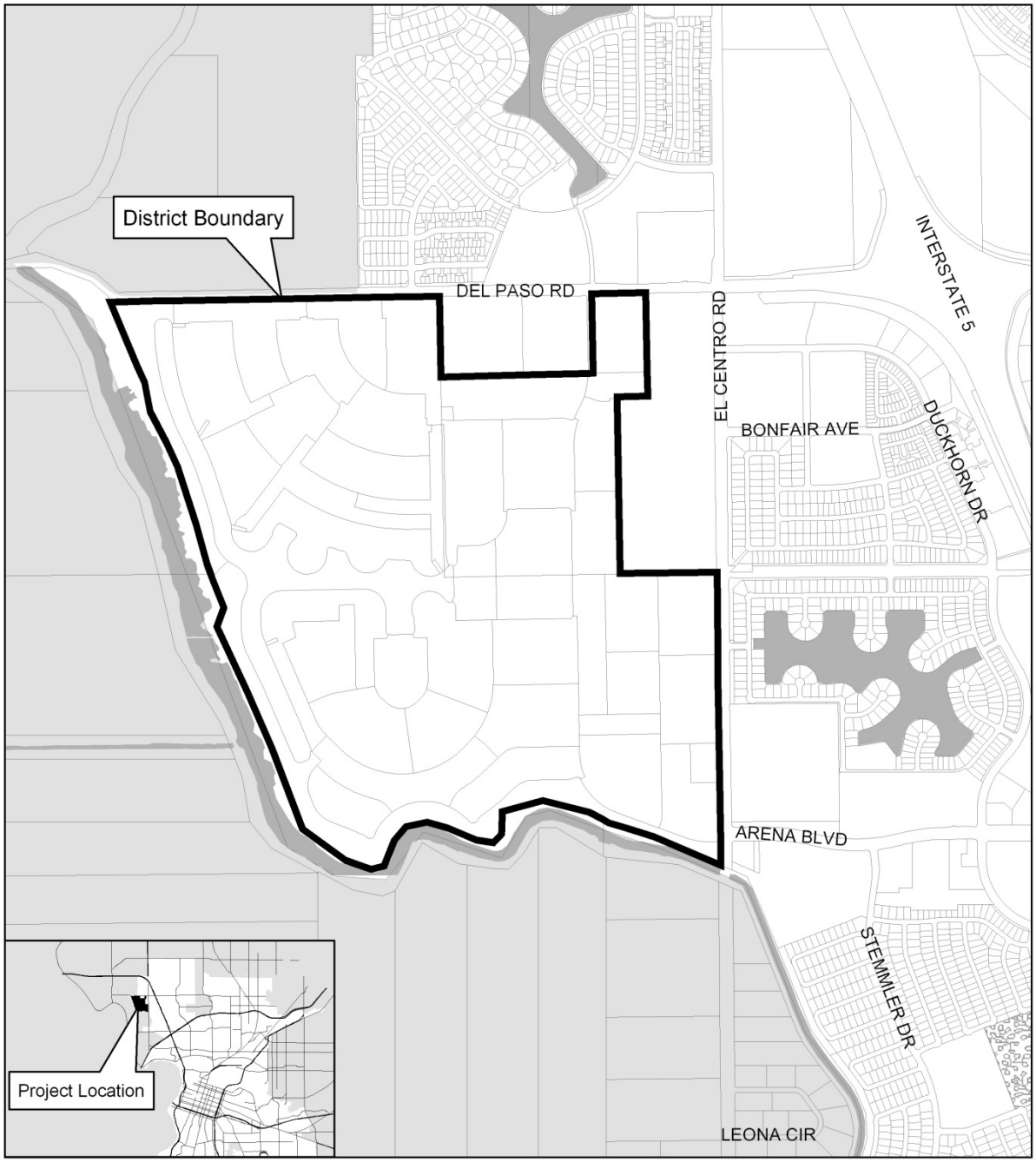
Restatement and Amendment of the Fee Agreement

Over the past decade, during which bonds could not be issued, portions of the property within the CFD have been conveyed to merchant builders in accordance with the Developer's master plan. One condition common to all of these transfers was that the Developer retained the right to be reimbursed from bond and tax proceeds for all impact fees paid on the transferred parcels, even those paid by the merchant builders. The attached *Amended and Restated Agreement to Reimburse Fees from Bond Proceeds* (the Amended & Restated Fee Agreement) accounts for these changes in ownership and confirms that any reimbursement of impact fees from bond proceeds or tax revenues belong to the Developer even if the Developer no longer owns the parcels for which the fees are paid. The Amended & Restated Fee Agreement, which makes explicit what the City and the Developer implicitly intended in 2006, will supersede the Fee Agreement.

• • •

The location of the CFD is shown in the map below.

North Natomas CFD No. 2006-02 Location Map



Development Services
We Help Build A Great City

BMueller, 08/15/06

0 750 1,500 3,000 Feet

N W E S

Harris & Associates

March 3, 2009

Mr. Mark Griffin
Fiscal Manager
City of Sacramento
Development Services Dept.
915 I Street, Suite 3000
Sacramento, CA 95814

SUBJECT: Natomas Central Acquisition-and-Shortfall Agreement CFD 2006-02 REVISED

Dear Mark,

On December 10, 2008, you forwarded us a copy of the Acquisition-and-Shortfall Agreement (A&S Agreement) between the City and K. Hovnanian Homes. Our task was to verify if the submittal for credit verification for Natomas Central improvements was also compliant with the provisions of Exhibit D of the A&S Agreement. On February 3, 2009, we submitted a recommendation letter regarding the developer's compliance with Exhibit D of the A&S Agreement, this letter replaces those recommendations.

On February 18, 2009, Exhibit A of the A&S Agreement was amended to revise the budgeted amounts available. The agreement covers Segment 3 and Segment 12 and not the signals reviewed with the PFFP credit submittal. The request for reimbursement under the A&S Agreement is for $5,900,000 ($1,600,000 for Del Paso Road Segment 3 and $4,300,000 for El Centro Road ~~Segment 12~~) as summarized in Table 1.1. Based on our review, we recommend release of $5,900,000.00 for these segments under the A&S Agreement. The request for credits under ~~the PFFP program~~ is $6,879,230.00 and is being reviewed separately.

Exhibit D of the Acquisition-and-Shortfall agreement outlines requirements that are to be followed in order for the developer to be reimbursed. Our review focused on the requirements set forth in Section 6.0 of Exhibit D. Harris & Associates has a department experienced with labor compliance. Per discussion with this department, we were able to determine what documentation is required for compliance with California prevailing wage statutes. See item #4 below for a discussion of the prevailing wage issues.

On December 17, 2008, we emailed you a list of items required in the agreement that were not submitted with the PFFP reimbursement request. Since that time, more information has been submitted for this review.

2850 Tracy Boulevard, Suite 200 Tracy, California 95376 (209) 833-3310 FAX (209) 833-1624

DEPARTMENT OF
TRANSPORTATION

ENGINEERING SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT ENGINEERING
300 RICHARDS BLVD., 2nd FL.
SACRAMENTO, CA 95811-0218

PH (916) 808-8300
FAX (916) 808-1984

Revision No.1

February 25, 2010

Mark Griffin
Program Manager
Planning Department, Public Improvement Financing Division
915 I Street, 3rd Floor
Sacramento, Ca 95814

SUBJECT: Natomas Central CFD No. 2006-02 Submittal # 2
Acquisition and Shortfall Agreement 2008-0683 and 2008-0683-1

Dear Mark,

This letter is a **revision** to my previous recommendation letter dated July 23, 2009. Costs related to utility improvements have been excluded from this cost validation.

Request for reimbursement/credit for the construction of Natomas Central Detention Basin and collector streets Natomas Central Drive, Hovnanian Drive and Manera Rica Drive has been submitted by K. Hovnanian Homes, Inc. Supporting documents as required per A & S Agreement 2008-0683 and 2008-0683-1 between City and K Hovnanian Homes has been reviewed and validated.

Based on our review, K. Hovnanian is eligible for reimbursement/credit in the amount of **THREE MILLION NINE HUNDRED ELEVEN THOUSAND - ONE HUNDRED TWENTY NINE & 37/100 DOLLARS ($3,911,129.37).**

Detailed cost summary table and Notices of Completion are hereby enclosed for your reference. Let me know if you have questions. Thank you.

Sincerely,

Ronald Fong, Senior Engineer

Department of TRANSPORTATION City of Sacramento

TABLE 1.0
COST SUMMARY
COLLECTOR ROAD FACILITIES
NATOMAS CENTRAL DRIVE, HOVNANIAN DRIVE, MANERA RICA DRIVE

Acquisition and Shortfall Agreement 2008-0683-1 (Budgeted Amount)	$5,200,000.00
Construction Cost Submitted	3,940,927.57
Verified Construction Cost	3,911,129.37
Reimbursement Requested	3,940,972.57
Eligible for Reimbursement/Credit Amount	**$3,911,129.37**

TABLE 1.1
DETAILED COST TABLE
NATOMAS CENTRAL COLLECTOR ROAD FACILITIES
(NATOMAS CENTRAL DRIVE, HOVNANIAN DRIVE, MANERA RICA DRIVE

INVOICE NUMBER	AMOUNT REQUESTED	AMOUNT INVOICED	RETENTION	DISALLOWED AMOUNT	VERIFIED AMOUNT
1376907	$ 222,811.26	$247,568.07	$24,756.81		$222,811.26
1415784	2, 961,909.87	3,291,010.97	329,101.10		2,961,909.87
1454476	235,833.58	262,037.31	26,203.73		235,833.58
1454476®	304,049.31	304,049.31	(304,049.31)		304,049.31
1497854	62,073.20	63,340.00	1,266.80		62,073.20
1534362	41,031.00	45,950.00	4,559.00		41,031.00
1586361	13,032.04	13,298.00	265.96		13,032.04
1608737	9,723.78	9,922.22	198.44		9,723.78
1354404	8,041.88	8,206.00	164.12		8,041.88
1654404®	78,819.45	78,819.45	(78,819.45)		78,819.45
CO#5 P#1169295				$10,500.00	
CO#11 P#1169213				7,490.00	
CO# 7 P#1169407				8,206.00	
TOTAL	$3,937,325.37	$4,323,841.33	$386,515.96	$26,196.00	$3,911,129.37

Contract # 201169125 A-C
Contract Amount $ 3,933,351.35
Change Orders 36,968.22
Total Project Cost $ 3,970,319.57

Exhibit C

In the letter below, the total of potential reimbursements on page 2 of $8,351,725 includes $6,670,902 that met all requirements except that for competitive bidding. The City Council approved the suspension of competitive bidding for these projects by Resolution No. 2013-0183.

Department of Utilities
Office of the Director

CITY OF SACRAMENTO
CALIFORNIA

1395 35th Avenue
Sacramento, CA 95822-2911
phone (916) 808-1400
fax (916) 808-1497/1498

January 7, 2010
092577

Rich Alexander
c/o K. Hovnanian Homes
1375 Exposition Blvd., Ste. 300
Sacramento, CA 95815

SUBJECT: Reimbursement Submittals #2 and #3 for Natomas Central CFD No. 2006-02

Dear Mr. Alexander;

This letter summarizes Department of Utilities' (DOU's) review of the sewer and drainage facilities included in the subject submittals. DOU has not reviewed the Collector Roads portion of the submittals. DOU reviewed the sewer facilities at your request, even though they are Sacramento Area Sewer District (SASD) facilities.

Submittal #2 requested reimbursement for construction of the Detention Basin and the Common Drainage (pipeline) facilities. As indicated in separate correspondence, only $1,680,823 is presently eligible for construction of these drainage facilities. This is the amount exempted from competitive bidding per City Agreement #2008-0683-1 (the amended Acquisition & Shortfall Agreement, a.k.a. the 'Agreement'). The pipelines were not competitively bid.

Submittal #3 requested reimbursement for construction of two facilities (the Trunk and Collector Sewer, and the Sewer Lift Station), plus 10-percent for approved facility design expenses. 'Agreement' article 3(b) allows separate reimbursement for engineering costs as a percentage of the construction, and your requested 10% amount is reasonable. DOU presupposes, however, that design costs are eligible for reimbursement only if the facility designed is also eligible. The Trunk Sewer is a budgeted facility in the 'Agreement', and thus should be eligible, but it appears that it was not competitively bid and Council did not exempt it. The Sewer Lift Station was not a listed facility. Thus neither of the Submittal #3 facilities is considered eligible at this time. Therefore, only $168,082 of the design expense amount requested in Submittal #3 (10% of the Detention Basin costs) is currently eligible for reimbursement.

CITY OF SACRAMENTO
DEPARTMENT
OF UTILITIES
Making a Difference in Your Neighborhood

As indicated in the July 21, 2008 letter to you from Mark Griffin, City staff may request Council to amend the 'Agreement' thereby permitting additional facilities not competitively bid to be reimbursed. If Council were to waive all competitive bidding requirements, then submittal #2 and #3 contain sufficient documentation to approve reimbursements up to $8,351,724.28 for constructed and accepted drainage facilities; $835,172 for design of the drainage facilities; and up to $4,058,619.40 for design and construction of the Trunk and Collector Sewer. Prior to approving full Trunk Sewer reimbursement, however, additional documentation for the two change orders and certification from SASD that they've approved and accepted construction of the sewer is required.

Please let me know if you require additional clarification of the items discussed herein.

Sincerely,

Marty Hanneman
Director of Utilities

cc: Dave Brent, Engineering Services Manager
Mark Griffin, Program Manager
Stu Williams, Senior Engineer
File

SACRAMENTO METROPOLITAN
AIR QUALITY
MANAGEMENT DISTRICT

Larry Greene
AIR POLLUTION CONTROL OFFICER

July 23, 2012

Mark Griffin
City of Sacramento
Mail Code 22001
New City Hall, 3rd Floor
915 "I" Street
Sacramento, CA 95814

Re: CFD 2006-2
Verification of SMAQMD Payment and JCFA
Natomas Central Project
City of Sacramento, CA

Dear Mark,

The purpose of this letter is to verify that the Sacramento Metropolitan Air Quality Management District (the District) received a payment in the amount of $1,366,039.00 representing Air Quality Mitigation Fee(s) with a check from Forecast Homes-Northern California, drawn from the Bank of America, Check No. 00100140, dated November 6, 2006. This payment was for the Natomas Central Project in the City of Sacramento.

This letter also serves to address the Joint Community Facilities Agreement (JCFA), City of Sacramento Agreement 2006-1433 (attached). The District hereby acknowledges that we have complied with the terms of the JCFA.

This letter is signed below by an authorized representative for District. Should you have any questions please contact Joseph Hurley at the District at 916-874-2694.

Sincerely,

Joseph James Hurley
Associate Land Use Planner/Analyst
Sacramento Metropolitan Air Quality Management District

CC: Larry Robinson, SMAQMD

777 12th Street, 3rd Floor ▪ Sacramento, CA 95814-1908
916/874-4800 ▪ 916/874-4899 fax
www.airquality.org

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROPRIATION OF SPECIAL-TAX REVENUE
NATOMAS CENTRAL COMMUNITY FACILITIES DISTRICT NO. 2006-02

BACKGROUND

A. Under City Agreement No. 2008-0683 as amended by City Agreement Nos. 2008-0683-1 and 2008-0683-2, K. Hovnanian Forecast Homes Northern, Inc. (the "**Developer**") is entitled to reimbursement for eligible expenses incurred for the construction of public improvements within Natomas Central Community Facilities District No. 2006-02 (the "**CFD**"), subject to the availability of funds.

B. To date, the City has received $20,823,319 in interest and Mello-Roos special taxes levied for the purpose of financing eligible expenses within the CFD, with $18,107,991 disbursed as follows:

	Amount	Resolution
	$2,244,930	2008-814
	$1,170,672	2009-250
	$1,031,000	2009-571
	$1,311,428	2010-150
	$1,179,104	2010-677
	$897,305	2011-233
	$1,100,000	2011-551
	$1,100,000	2012-090
	$2,823,552	2013-0215
	$1,800,000	2014-0144
	$1,100,000	2014-0277
	$1,200,000	2015-0083
	$1,150,000	2015-0303
Total:	$18,107,991	

An additional $146,035 has been used for collection, disbursement, and accounting expenses, leaving a balance of $2,569,293.

C. The appropriation of $1,420,902 will permit reimbursement to the Developer from available funds. The balance of available funds will be held in reserve pending additional developer submittals, for tax refunds (if any), and for miscellaneous expenses.

D. The City has verified eligible expenses of the Developer in the amount of $19,528,893.This disbursement will reimburse the Developer for all facilities verified to date.

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

Section 1. The City Manager is authorized to appropriate $1,420,902 from the Natomas Central CFD 2006-02 (Fund 3331) revenues to the Natomas Central 2006-02 Project (J22003600) to reimburse the Developer for eligible expenses.

Amended and Restated Agreement to Reimburse Fees from Bond Proceeds

Natomas Central Community Facilities District No. 2006-02

This *Amended and Restated Agreement to Reimburse Fees from Bond Proceeds*, dated September 1, 2016, for reference, is between the CITY OF SACRAMENTO, a California municipal corporation (the "**City**"), and K. HOVNANIAN AT WESTSHORE, LLC, a California limited-liability company ("**KHOV**"), as successor in interest to K. Hovnanian Forecast Homes, Inc., a California corporation ("**Forecast**").

Background

A. Since 2004, first Forecast and then KHOV has been the master developer of the real property described in Exhibit A to this agreement (the "**Property**").

B. In December 2004, Forecast and Natomas Investors LLC ("**Natomas Investors**") entered into a contract whereby Natomas Investors acquired the Property and Forecast received an option to re-purchase the Property in numerous takedowns over time. Forecast subsequently re-purchased all of the Property from Natomas Investors except for the portion to be developed into 602 lots.

C. In April 2006, Forecast conveyed Villages 26, 27, 28, 29, and 30 of the Property to Shea Homes Limited Partnership ("**Shea**"). The property conveyed to Shea was projected at the time to be developed into 205 homes.

D. In April 2006, Forecast conveyed Villages 23, 24, and 25 of the Property to Morrison Homes, Inc., now Taylor Morrison of California, LLC ("**Taylor Morrison**"). The property conveyed to Taylor Morrison was projected at the time to be developed into 137 homes.

E. Under its development plan, Forecast's contracts with Natomas Investors, Shea, and Taylor Morrison required each of them (1) to pay the Fees owed with respect to the portion of the Property each acquired from Forecast; (2) to assign to Forecast all rights under the Original Agreement to reimbursement for the Fees each paid; and (3) with respect to Shea and Taylor Morrison, to obligate any subsequent purchaser of some or all of the Property to agree to items (1) and (2).

F. In mid-2006, Forecast requested that the City form a community facilities district in accordance with the Mello-Roos Community Facilities District Act of 1982 for the purpose of financing (1) the City's acquisition from Forecast of certain public facilities and (2) certain fees paid in connection with the development of the Property.

G. In October 2006, the City and Forecast entered into the *Agreement to Reimburse Fees from Bond Proceeds*, designated as City Agreement No. 2006-1198 (the "**Original Agreement**"), by which the parties memorialized their intent that proceeds from the issuance and sale of bonds by the proposed community facilities district be available to finance the fees described in the Original Agreement (the "**Fees**") if the criteria described in the Original Agreement were satisfied. The Original Agreement covered the entirety of the Property, including the portions of

the Property then severally owned by Forecast, Natomas Investors, Shea, and Taylor Morrison. Under the Original Agreement, the Fees paid with respect to the Property are to be reimbursed to Forecast.

H. In early 2007, after approval by the qualified electors (including Forecast, Natomas Investors, Shea, and Taylor Morrison) in accordance with California law, the City formed City of Sacramento Natomas Central Community Facilities District No. 2006-02, which covers all of the Property (the "**CFD**"). The CFD is authorized to levy special taxes on the Property and to issue bonds secured by the special taxes for the purpose of financing the acquisition and construction of specified public facilities and financing the reimbursement of the Fees ("**Bonds**").

I. When the City and Forecast entered into the Original Agreement, they anticipated that the CFD would promptly issue Bonds. Hence, the Original Agreement focused on financing the Fees from Bond proceeds. But the City and Forecast did not intend to preclude financing the Fees directly from special-tax revenues generated by the CFD.

J. In April 2008, the City and Forecast entered into a *First Amendment to Agreement to Reimburse Fees from Bond Proceeds*, designated as City Agreement No. 2006-1198-1 (the "**First Amended Fee Agreement**"), by which, among other things, they (1) authorized the financing of the Fees from special-tax revenues generated through the CFD as well as from the proceeds of Bonds issued and sold by the CFD; and (2) provided that the total amount the City pays to Forecast from any combination of special-tax revenues and Bond proceeds may not exceed $35,000,000, less any costs of issuing Bonds.

K. After the City and Forecast entered into the Original Agreement, the Federal Emergency Management Agency determined that the Flood Insurance Rate Maps for North Natomas should be revised. This determination resulted in a temporary de facto moratorium on further development from December 2008 to June 2015 (the "**De Facto Moratorium**") and adversely affected the market for Bonds secured by special taxes on the Property. Although, when the De Facto Moratorium began, the date when Bonds could be issued and sold was uncertain, the special taxes had already been levied on lands within the CFD previously developed by Forecast, Shea, and Taylor Morrison, so revenues from the special tax were available to finance the Fees.

L. Before the De Facto Moratorium, Forecast constructed, marketed, and sold 339 homes; Shea constructed, marketed, and sold 28 homes; and Taylor Morrison constructed, marketed, and sold 78 homes. Each of these developers paid some of the Fees.

M. Beginning in 2009 and concluding before the date of this agreement, KHOV succeeded to all rights and obligations of Forecast as the master developer of the Property and as a party to both the Original Agreement and the First Amended Fee Agreement.

N. In August 2016, the City and KHOV entered into the *Second Amendment to Agreement to Reimburse Fees from Bond Proceeds*, designated City Agreement No. 2006-1198-2 (the "**Second Amended Fee Agreement**"), by which, among other things, they increased the total amount payable to KHOV, as successor to Forecast, from any combination of special-tax revenues and Bond proceeds, from $35,000,000 to $42,379,117.

O. As the master developer of the Property, KHOV is implementing its development plan through a combination of (1) constructing facilities, paying the Fees, and constructing and marketing homes itself; (2) selling portions of the Property to merchant builders who will, among other things, pay the Fees and construct and market homes; and (3) allowing the sale of portions of the Property by Natomas Investors to merchant builders who will, among other things, pay the Fees and construct and market homes.

P. In 2016, Natomas Investors conveyed a portion of the Property to Lennar Homes of California, Inc. ("**Lennar Homes**"). The property conveyed to Lennar Homes is projected to be developed into 217 homes.

Q. In 2016 and beyond, Natomas Investors intends to convey the remaining portion of the Property it owns to various merchant builders, which in turn may convey portions of the Property they acquire to other merchant builders. In addition, KHOV, Shea, and Taylor Morrison may convey portions of the Property they own to other merchant builders. For purposes of this Amended and Restated Agreement, "**Builder**" means any entity—including but not limited to KHOV, Shea, Taylor Morrison, Lennar Homes, and Natomas Investors—that owns any portion of the Property and is constructing and building homes and paying Fees associated with its portion of the Property.

R. Forecast or KHOV, on the one hand, and the City on the other hand, entered into the Original Agreement, the First Amended Fee Agreement, and the Second Amended Fee Agreement intending to finance, through the CFD, the Fees associated with the Property whether the Fees were paid by Forecast or by a Builder. In early 2016, KHOV requested that the City issue Bonds to finance the Fees paid to date by Builders and to pay Fees payable by Builders (at Forecast's or KHOV's direction).

S. With this agreement, the parties consolidate the Original Agreement, the First Amended Fee Agreement, and the Second Amended Fee Agreement as well as clarify ambiguities and make explicit what they implicitly intended when they entered into the Original Agreement and the First Amended Fee Agreement: the Fees described in the Original Agreement (and set forth in Section 1 below) that are paid in connection with the development of the Property, whether by Forecast, KHOV, or a Builder, may be financed through the CFD from any combination of Bond proceeds and special-tax revenues.

With these background facts in mind, the parties hereby agree as follows:

1. Eligible Fees.

(a) The following Fees (each, a "**Fee**") are eligible for financing with CFD special-tax revenues and Bond proceeds if, in the City's sole judgment, the criteria set forth in either Section 2 (for special taxes) or Section 3 (for Bond proceeds) are satisfied:

(1) The City's Construction Excise Tax (Sacramento City Code, chapter 3.36).

(2) The City's Sewer Development Fee.

(3) The City's Water Development Fee.

(4) The City's Housing Trust Fund Fee.

(5) The City's Water-and-Sewer Tap Fee.

(6) The City's Quimby Park Fee.

(7) The City's Habitat Conservation Fee (Sacramento City Code, chapter 18.40).

(8) The City's Natomas Area Development Fees (Sacramento City Code, chapter 18.24).

(9) The City's Park Development Impact Fee (Sacramento City Code, chapter 18.44).

(10) Fees imposed by the Sacramento Regional County Sanitation District.

(11) Fees imposed by Sacramento County Sanitation District No. 1.

(12) Fees imposed by the Sacramento Metropolitan Air Quality Management District.

(13) Any other fees the City Attorney, the City Treasurer, and bond counsel for the CFD ("**Bond Counsel**") determine meet the criteria for reimbursement specified in Sections 2 and 3.

(b) Financing of eligible Fees will occur in one of the following ways:

(1) For Fees that KHOV or Forecast has paid, the City will reimburse KHOV from available special-tax revenues and Bond proceeds.

(2) For Fees that a Builder other than KHOV or Forecast has paid, upon submission to the City of evidence that the Builder has assigned to KHOV or Forecast the right to reimbursement of the Fees paid by that Builder, the City will reimburse KHOV from available special-tax revenues and Bond proceeds.

(3) For Fees that KHOV owes but has not paid, the City will use available special-tax revenues and Bond proceeds, at the direction of KHOV, to pay the Fees on KHOV's behalf.

(4) For Fees that a Builder other than KHOV owes but has not paid, the City will use available special-tax revenues and Bond proceeds, at the direction of KHOV only, to pay the Fees on the Builder's behalf.

2. Criteria for Financing Fees with Special-Tax Revenues. A Fee described in Section 1 will be eligible for financing with special-tax revenues only if the City determines that all of the following criteria have been met:

(a) A Builder is obligated to pay the Fee in connection with development of the Property. A Fee is eligible for financing only if payment occurs on or after July 21, 2006, except as provided otherwise in Section 2(d).

(b) The resolution of formation that was adopted for the CFD identifies the Fee as eligible for financing with special-tax revenues.

(c) The City Treasurer's Office has determined, in its sole discretion and after consulting with the City Attorney's Office, that financing the Fee with special-tax revenues is appropriate.

(d) For the City's Habitat Conservation Fee, the Fee must be associated with a public facility the City acquired or will acquire with special-tax revenues or Bond proceeds. Such a Fee will be eligible even if paid before July 21, 2006.

(e) For a Fee imposed by a government agency other than the City, the City and the other agency have entered into an agreement that, to the satisfaction of the City Attorney and Bond Counsel, obligates the other agency (1) to use the Fee solely for public facilities in accordance with law and (2) to allow the City to inspect the other agency's records of spending the Fee.

3. **Criteria for Reimbursement with Bond Proceeds.** A Fee described in Section 1 will be eligible for financing with Bond proceeds only if the City determines that all of the following criteria have been met:

(a) The City has financed through the issuance of Bonds the acquisition of all authorized public facilities needed to serve the Property when it is developed, and Bond proceeds are still available to finance all or part of the Fee. Authorized public facilities means facilities identified in the CFD formation documents as eligible for financing with Bond proceeds.

(b) A Builder is obligated to pay the Fee in connection with development of the Property. A Fee is eligible for financing only if payment occurs on or after July 21, 2006, except as provided otherwise in Section 3(e).

(c) The resolution of formation that was adopted for the CFD identifies the Fee as eligible for funding with Bond proceeds

(d) In the opinion of the City Attorney and Bond Counsel, financing the Fee with Bond proceeds is permitted by law and will not jeopardize the tax-exempt status of the Bonds.

(e) For the City's Habitat Conservation Fee, the Fee must be associated with a public facility the City acquired or will acquire with Bond proceeds. Such a Fee will be eligible even if paid before July 21, 2006.

(f) For a Fee imposed by a government agency other than the City, the City and the other agency have entered into an agreement that, to the satisfaction of the City Attorney and Bond Counsel, obligates the other agency (1) to use the Fee solely for public facilities in accordance with law and (2) to allow the City to inspect the other agency's records of spending the Fee.

4. **Assignment**. KHOV may assign its right to reimbursement of any Fee that it is entitled to receive under this agreement, subject to the City's consent, which the City may not withhold unreasonably. The City Treasurer is authorized to approve any assignment on the City's behalf. To be effective, both an assignment and the City's consent to an assignment must be in writing, approved for legal form by the City Attorney, and approved and signed by the City Treasurer.

5. **The City's Obligation is Limited**. Neither the City's general fund nor any of the City's other funds, accounts, or monies, other than the special-tax revenues and Bond proceeds specified in

Sections 2 and 3, will be liable for payment of any obligations arising under this agreement. Those obligations are not a debt of the City, nor are they a legal or equitable pledge, charge, lien, or encumbrance upon any of the City's property, income, receipts, revenues, or other assets, other than the special-tax revenues and Bond proceeds specified in Sections 2 and 3. **The total amount that the City pays to KHOV under this agreement and the acquisition-and-shortfall agreement related to the CFD, from any combination of special-tax revenues and Bond proceeds generated through the CFD, may not exceed $42,379,117, less any costs of issuing Bonds**. This agreement embodies all of KHOV's rights to reimbursement with respect to the Fees described in Section 1. This section is not to be interpreted as limiting the City's exercise of discretion under any other section of this agreement.

6. **Notices.** Any notice or other communication under this agreement must be in writing and will be considered properly given and effective only when mailed or delivered in the manner provided by this Section 6 to the persons identified below. A notice or other communication that is mailed will be effective or will be considered to have been given on the third day after it is deposited in the U.S. Mail (certified mail and return receipt requested), addressed as set forth below, with postage prepaid. A notice or other communication sent in any other manner will be effective or will be considered properly given when actually delivered. A party may change its address for these purposes by giving written notice of the change to the other party in the manner provided in this Section 6.

If to the City:

City of Sacramento
Finance Department
915 I Street, Fifth Floor NCH
Sacramento, California 95814
Attention:
Mark Griffin
Manager – Public Improvement Financing

with a copy to—

City Treasurer
City of Sacramento
915 I Street, Third Floor HCH
Sacramento, California 95814
Attention:
Brian Wong
Debt Manager

If to Developer:

K. Hovnanian at Westshore, LLC
1375 Exposition Blvd., Suite 300
Sacramento, California 95815
Attention:
Michael Wyatt
Division President

with a copy to—

Robert M. Haight, Jr.
Holland & Knight LLP
50 California Street, 28th Floor
San Francisco, California 94111

7. **Attorneys' Fees.** If a party requires the services of any attorneys to secure the performance of this agreement or to seek redress for the other party's breach or default, or if litigation or arbitration is necessary to enforce or interpret this agreement, then the prevailing party will

be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party is entitled.

8. **Interpretation and Venue.** This agreement is to be interpreted and applied in accordance with California law. Exhibit A is part of this agreement. Any litigation concerning this agreement must be brought and prosecuted in the Sacramento County Superior Court.

9. **Waiver.** A party's failure to insist on strict performance of this agreement or to exercise any right or remedy upon another party's breach of this agreement will not constitute a waiver of the performance, right, or remedy. A party's waiver of another party's breach of any term or provision in this agreement will not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other term or provision. A waiver is binding only if set forth in writing and signed by the waiving party.

10. **Counterparts.** The parties may sign this agreement in counterparts, each of which will be considered an original, but all of which will constitute the same agreement.

11. **Effective date.** This agreement is effective on the date both parties have signed it, as indicated by the dates in the signature blocks below.

12. **Entire Agreement.** This agreement sets forth the parties' entire understanding regarding the matters set forth. It supersedes all prior or contemporaneous agreements, representations, and negotiations (written, oral, express, or implied), including the Original Agreement, the First Amendment to Fee Agreement, and the Second Amendment to Fee Agreement, and it may be modified only by another written agreement signed by all parties.

(*Signature Page Follows*)

City of Sacramento

By: _____
John F. Shirey, City Manager
Date: September ___, 2016

Attest
Sacramento City Clerk

By: _____

Approved as to Form
Sacramento City Attorney

By: _____
Senior Deputy City Attorney

K. Hovnanian at Westshore, LLC

By: _____
Michael Wyatt, Division President
Date: September 1, 2016

EXHIBIT A

DESCRIPTION OF THE PROPERTY

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

Parcels 1 through 32, inclusive, and Parcels 35 through 44, inclusive, as shown on the "Master Parcel Map of Natomas Central Subdivision No. P04-173", filed April 17, 2006, in Book 190 of Parcel Maps at Page 11, Sacramento County Records.

EXCEPTING THEREFROM all minerals, and mineral deposits, including oil, gas, asphaltum and other hydrocarbon substances in and under said land below a depth of 400 feet as excepted and reserved in the deed executed by Wilbur H Haines, et al, recorded October 17, 1978, in Book 781017 Page 240, Official Records.

ALSO EXCEPTING an undivided one-half interest in and to all minerals, and mineral deposits, including oil, gas asphaltum and other hydrocarbon substances in and under said land below a depth of 400 feet, but without, however, the right to enter on or above the surface for the purpose of exploring for, mining, extracting or removing the same, as reserved in the deed executed by Wright Holding Company, a California corporation, recorded August 15, 1955, in Book 2896, Page 445, Official Records.

• • •

A copy of the 17-page Master Parcel Map of Natomas Central Subdivision No. P04-173 referenced above in the property description follows below and is part of this exhibit.

MASTER PARCEL MAP OF

NATOMAS CENTRAL

SUBDIVISION NO. P04-173

ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 20041006 O.R. 2274 SACRAMENTO COUNTY RECORDS, SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.,

CITY OF SACRAMENTO

STATE OF CALIFORNIA

MARCH 2006

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St. Bldg. 100-B Sacramento, CA 95816 Tel 916-341-7760 Fax 916-341-7767

SHEET 1 OF 17

1117.012

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MASTER PARCEL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE ROADS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLIERS, WATER PIPES, GAS PIPES, FIRE HYDRANTS, WATER METERS AND FOR UNDERGROUND WIRES AND CONDUITS FOR CABLE TELEVISION, ELECTRIC, AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND WITH VARIABLE WIDTHS AND LYING CONTIGUOUS TO THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) AND ROADS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

B. PURSUANT TO THE PROVISIONS OF SECTION 66475 OF THE SUBDIVISION MAP ACT, WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF SACRAMENTO, AN EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITIES, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "IRREVOCABLE OFFER OF DEDICATION" (I.O.D.).

NATOMAS INVESTORS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: _____

PRINT TITLE: _____

GEORGE TSAKOPOULOS AND DROSOULA TSAKOPOULOS AS TRUSTEES OF THE TSAKOPOULOS FAMILY TRUST, CREATED BY DECLARATION OF TRUST DATED AUGUST 5, 1991

PRINT NAME: _____

PRINT NAME: _____

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

PERSONALLY APPEARED, _____

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

(SEAL)

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

PERSONALLY APPEARED, _____

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

(SEAL)

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF NATOMAS INVESTORS, LLC AND GEORGE TSAKOPOULOS AND DROSOULA TSAKOPOULOS IN MARCH 2006. I HEREBY STATE THAT THIS MASTER PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PROFESSIONAL LAND SURVEYOR MICHAEL E. LONG EXP. 09-30-06 No. 5815 STATE OF CALIFORNIA

MICHAEL E. LONG
P.L.S. 5815 EXP. 09-30-06
WOOD RODGERS, INC.

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MASTER PARCEL MAP OF "NATOMAS CENTRAL", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS MASTER PARCEL MAP OF "NATOMAS CENTRAL", AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS AND RIGHTS-OF-WAY HEREON OFFERED FOR DEDICATION, BUT REJECT AT THIS TIME THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.). SAID OFFER MAY BE ACCEPTED BY THE CITY AT ANY TIME.

THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION (I.O.D. AND PUBLIC UTILITY EASEMENT (P.U.E.) LISTED HEREON PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

RONALD S. FONG, P.E. 28492
SENIOR ENGINEER
CITY OF SACRAMENTO, CALIFORNIA

DATE _____

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS MASTER PARCEL MAP OF "NATOMAS CENTRAL".

DATE: _____

CITY CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, THIS _____ DAY OF _____, 2006, AT _____ HOURS, _____ MINUTES, _____M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO.: _____

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____

FEE: $ _____

MASTER PARCEL MAP OF

NATOMAS CENTRAL

SUBDIVISION NO. P04-173

ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 20041006 O.R. 2274 SACRAMENTO COUNTY RECORDS,
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.,

CITY OF SACRAMENTO — STATE OF CALIFORNIA

MARCH 2006

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B, Sacramento, CA 95816 — Tel 916.341.7760, Fax 916.341.7767 — 1117.013

SHEET 2 OF 17

TRUSTEE'S STATEMENT

STEWART TITLE COMPANY AS TRUSTEE UNDER DEED OF TRUST RECORDED ON DECEMBER 21, 2004 IN BOOK 20041221, AT PAGE 1219, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

BY: _____

PRINT: _____

TITLE: _____

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____,

PERSONALLY APPEARED, _____

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

(SEAL)

LEGEND

- o DIMENSION POINT
- ⊗ FOUND AND ACCEPTED PK NAIL PER 343 B.M. 4
- ⊗ FOUND MONUMENT WELL TAGGED "L.S. 6815"
- ■ FOUND MONUMENT AS NOTED
- L ARC LENGTH
- (R) RADIAL LINE
- (OA) OVERALL
- AC. ACRES
- DELTA XX° XX' XX"
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- ℄ CENTERLINE

LINE TABLE (SHEET 3)

LINE	BEARING	DISTANCE	RECORD LINE	RECORD BEARING	RECORD DISTANCE
T1	S00°41'16"E	705.00'	T1 PER (3)	(S00°25'00"E	705.00')
T2	N01°10'18"W	704.97'	T2 PER (2)	(N01°10'18"W	704.97')
T3	N88°49'42"E	481.42'	T3 PER (2)	(N88°49'42"E	481.42')
T4	S00°40'36"E	911.65'	T4 PER (2)	(N00°40'36"W	911.65')
T5	S88°46'29"W	259.09'	T5 PER (2)	(N88°46'29"E	259.09')
T6	N89°36'34"E	815.08'	T6 PER (2)	(N89°36'34"E	815.08')
T7	N89°35'51"E	100.00'	T7 PER (2)	(N89°35'51"E	100.00')
T8	N66°12'32"W	683.99'	T8 PER (1)	(N66°00'00"W	674.90')
T9	N77°21'53"W	388.06'	T9 PER (1)	(N77°07'00"W	397.00')
T10	N49°37'53"W	185.00'	T10 PER (1)	(N49°23'00"W	185.00')
T11	N72°49'53"W	425.00'	T11 PER (1)	(N72°35'00"W	425.00')
T12	S66°01'07"W	355.00'	T12 PER (1)	(N66°16'00"E	355.00')
T13	S05°33'07"W	190.00'	T13 PER (1)	(N05°48'00"E	190.00')
T14	S45°55'07"W	120.00'	T14 PER (1)	(N45°10'00"E	120.00')
T15	N69°38'53"W	230.00'	T15 PER (1)	(N69°24'00"W	230.00')
T16	N63°07'53"W	214.00'	T16 PER (1)	(N62°53'00"W	214.00')
T17	N72°00'53"W	200.00'	T17 PER (1)	(N71°46'00"W	200.00')
T18	S60°48'07"W	198.00'	T18 PER (1)	(N81°30'00"E	198.00')
T19	S34°44'07"W	156.00'	T19 PER (1)	(N34°59'00"E	156.00')
T20	S21°04'07"W	232.00'	T20 PER (1)	(N21°19'00"E	232.00')
T21	S73°16'07"W	110.00'	T21 PER (1)	(N73°31'00"E	110.00')
T22	N70°04'53"W	233.00'	T22 PER (1)	(N69°50'00"W	233.00')
T23	N54°45'53"W	445.00'	T23 PER (1)	(N54°31'00"W	445.00')
T24	N20°13'53"W	752.00'	T24 PER (1)	(N19°58'00"W	752.00')
T25	N22°56'53"W	505.00'	T25 PER (1)	(N22°42'00"W	505.00')
T26	N25°42'53"W	542.00'	T26 PER (1)	(N25°28'00"W	542.00')
T27	N08°20'07"E	228.00'	T27 PER (1)	(N08°35'00"E	228.00')
T28	N24°28'53"W	277.30'	T28 PER (1)	(N24°14'00"W	277.30')
T29	N23°38'53"W	120.36'	T29 PER (1)	(N23°24'00"W	117.70')
T30	N11°09'53"W	350.00'	T30 PER (1)	(N10°55'00"W	350.00')
T31	N17°12'53"W	530.00'	T31 PER (1)	(N16°58'00"W	530.00')
T32	N28°10'53"W	215.50'	T32 PER (1)	(N27°56'00"W	215.50')
T33	N28°10'53"W	304.50'	T33 PER (1)	(N27°56'00"W	304.50')
T34	N08°36'53"W	243.00'	T34 PER (1)	(N08°22'00"W	243.00')
T35	N33°03'53"W	157.00'	T35 PER (1)	(N32°49'00"W	157.00')
T36	N21°37'53"W	589.34'	T36 PER (1)	(N21°13'00"W	589.34')
T37	N47°31'53"W	263.30'	T37 PER (1)	(N47°17'00"W	263.30')
T38	N74°01'53"W	193.80'	T38 PER (1)	(N73°47'00"W	193.80')
T39	N67°43'53"W	285.80'	T39 PER (1)	(N67°29'00"W	285.80')
T40	N68°41'53"W	113.82'	T40 PER (1)	(N68°27'00"W	113.82')
T41	N40°21'07"E	29.40'	T41 PER (1)	(N40°35'00"E	29.40')
T42	N72°25'07"E	243.90'	T42 PER (1)	(N72°40'00"E	243.90')
T43	N89°45'07"E	120.41'	T43 PER (1)	(EAST	120.41')
T44	N58°45'31"W	349.78'	T44 PER (1)	(N58°28'00"W	348.94')
T45	N56°42'53"W	362.45'	T45 PER (1)	(N56°28'00"W	362.45')
T46	N28°38'53"W	476.59'	T46 PER (1)	(N28°24'00"W	476.59')
T47	N15°43'53"W	483.75'	T47 PER (1)	(N15°29'00"W	483.75')
T48	N24°14'53"W	512.32'	T48 PER (1)	(N24°00'00"W	512.32')
T49	N35°21'53"W	294.71'	T49 PER (1)	(N35°07'00"W	294.71')
T50	N14°38'53"W	666.51'	T50 PER (1)	(N14°24'00"W	666.51')
T51	N89°36'34"E	383.20'	T51 PER (1)	(N89°51'00"E	383.20')

NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

2. TOTAL AREA OF THIS PARCEL MAP IS 397.924± ACRES GROSS. CONSISTING OF 44 PARCELS.

3. THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS ON THE LAND SUBJECT TO THE MAP: PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED.

4. PARCEL A IS RESERVED FOR ELEMENTARY SCHOOL PURPOSES.

5. PARCEL B SHALL BE GRANTED I.O.D. IN FEE TO THE CITY OF SACRAMENTO FOR FIRE STATION PURPOSES.

6. PARCELS C, D, E AND F SHALL BE GRANTED I.O.D. IN FEE TO THE CITY OF SACRAMENTO FOR PUBLIC PARK PURPOSES.

7. PARCEL G SHALL BE GRANTED I.O.D. IN FEE TO THE CITY OF SACRAMENTO FOR OPEN SPACE PURPOSES.

8. PARCEL H SHALL BE GRANTED I.O.D. IN FEE TO THE CITY OF SACRAMENTO FOR DRAINAGE DETENTION AND WATER QUALITY BASIN/LAKE PURPOSES.

9. AN EASEMENT WILL BE GRANTED TO THE HOMEOWNERS ASSOCIATION FOR ACCESS AND MAINTENANCE OF PARCEL H.

10. THE 50' ROAD EASEMENT TO THE COUNTY OF SACRAMENTO PER 264 O.R. 389 NOT SHOWN HEREON, IS ABANDONED PURSUANT TO SECTION 66445(j) OF THE GOVERNMENT CODE.

11. THE 50' ROAD EASEMENT TO THE COUNTY OF SACRAMENTO PER 264 O.R. 380 NOT SHOWN HEREON, IS ABANDONED PURSUANT TO SECTION 66445(j) OF THE GOVERNMENT CODE.

12. THE 100' ROAD EASEMENT TO THE COUNTY OF SACRAMENTO PER 1986 O.R. 205 NOT SHOWN HEREON, IS ABANDONED PURSUANT TO SECTION 66445(j) OF THE GOVERNMENT CODE.

REFERENCES

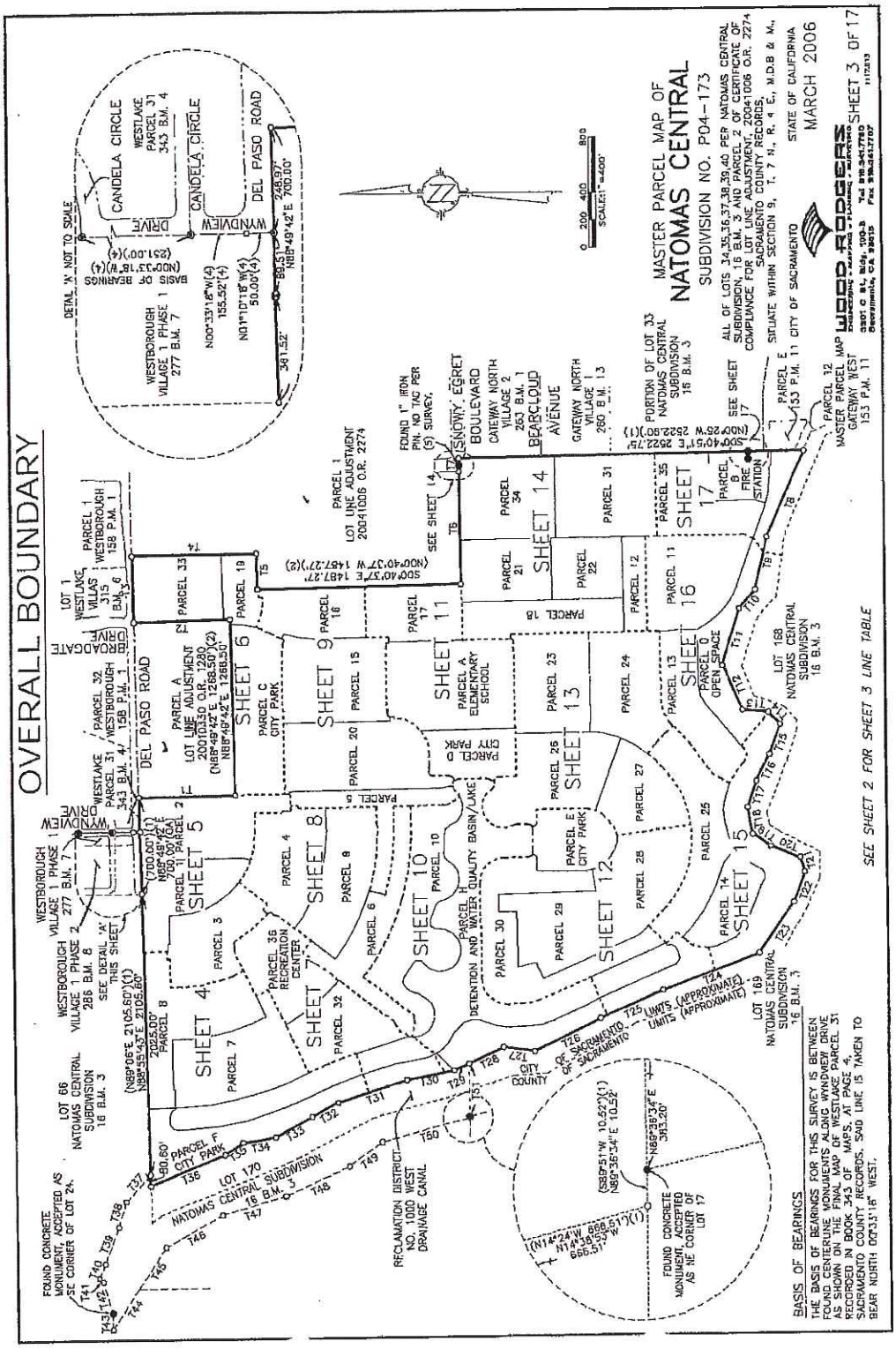
(1) 16 B.M. 3, NATOMAS CENTRAL SUBDIVISION

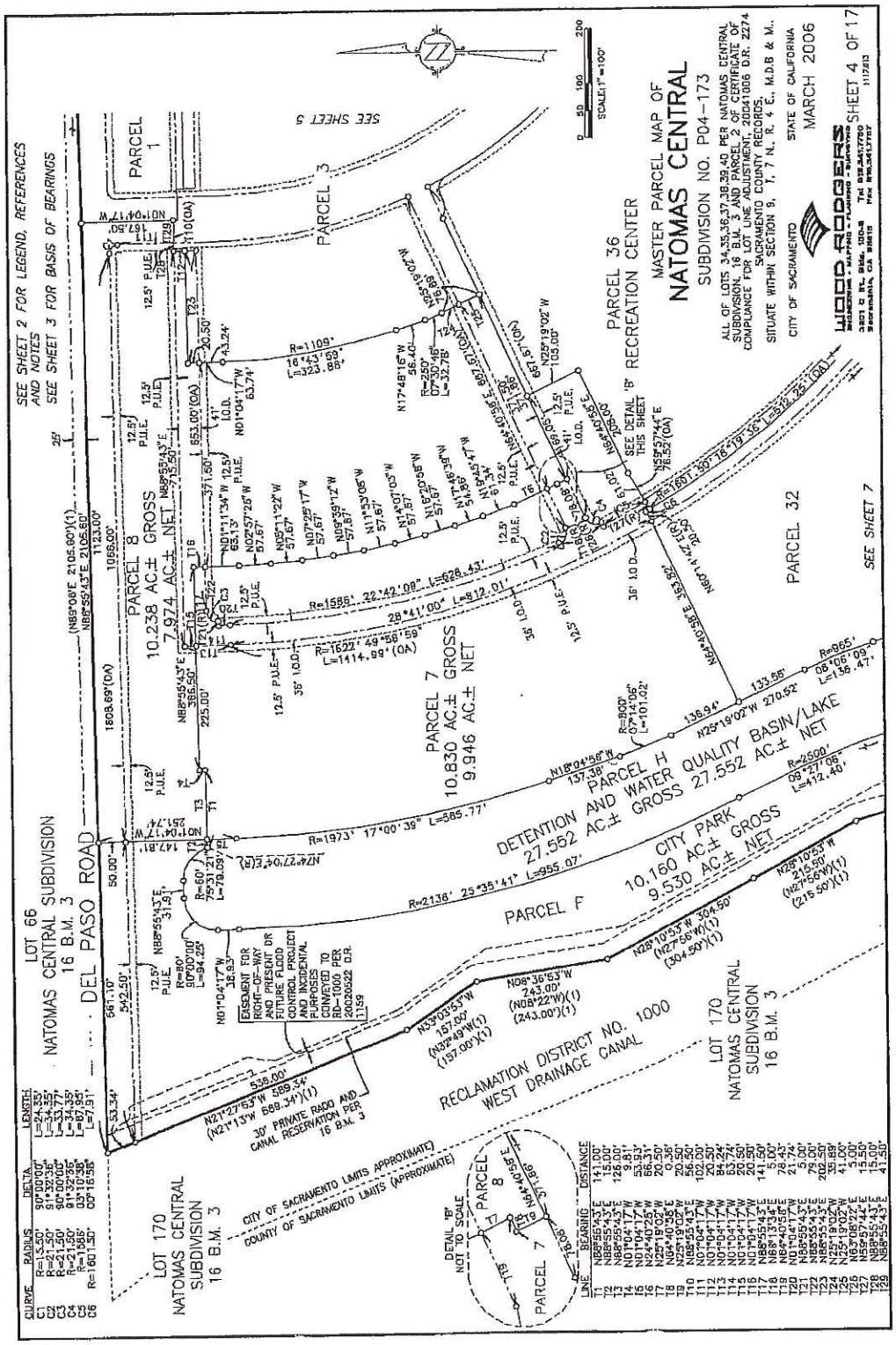
(2) BK. 20041006, O.R., PG. 2274, CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

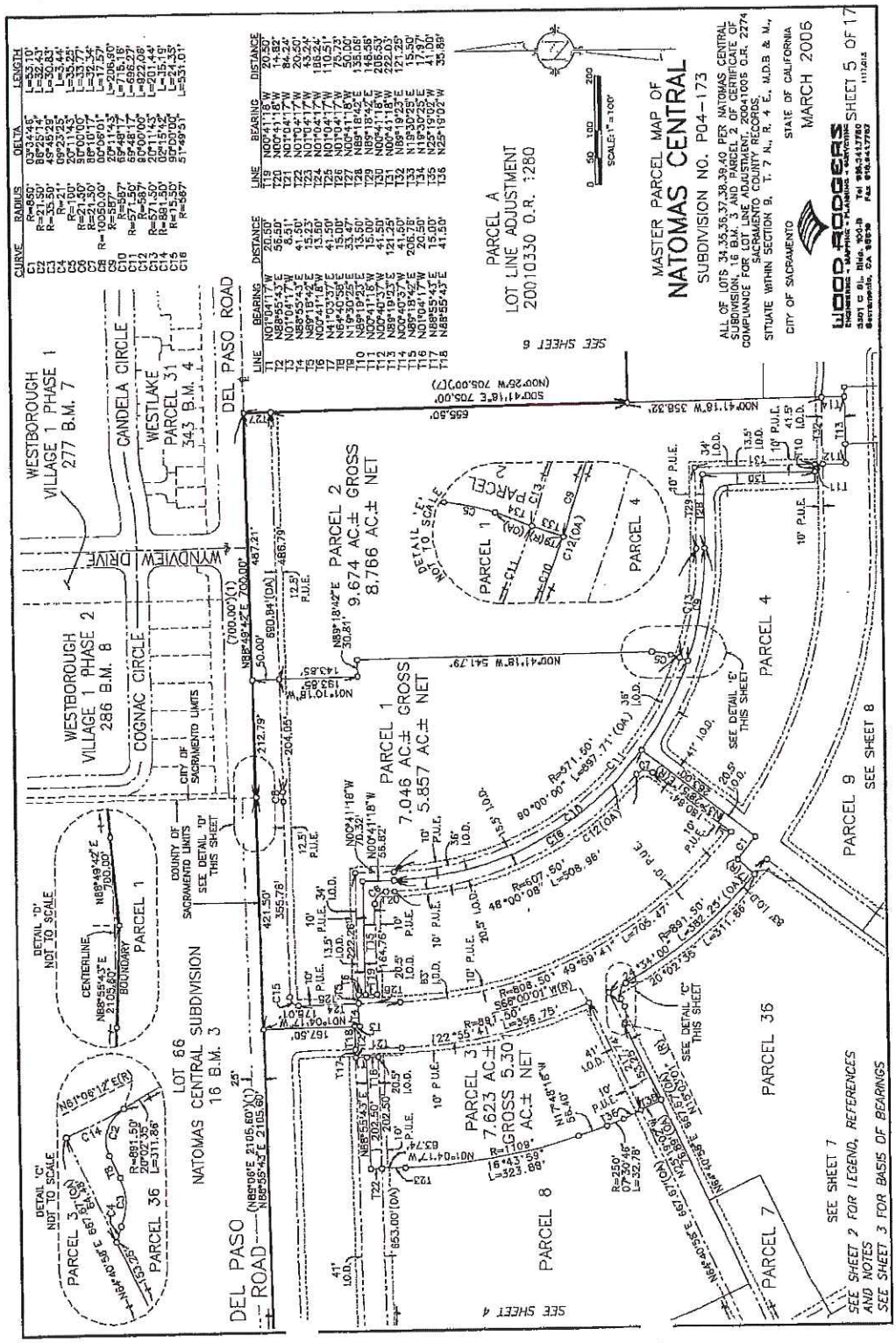
(3) BK. 20010330, O.R., PG. 1280, CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

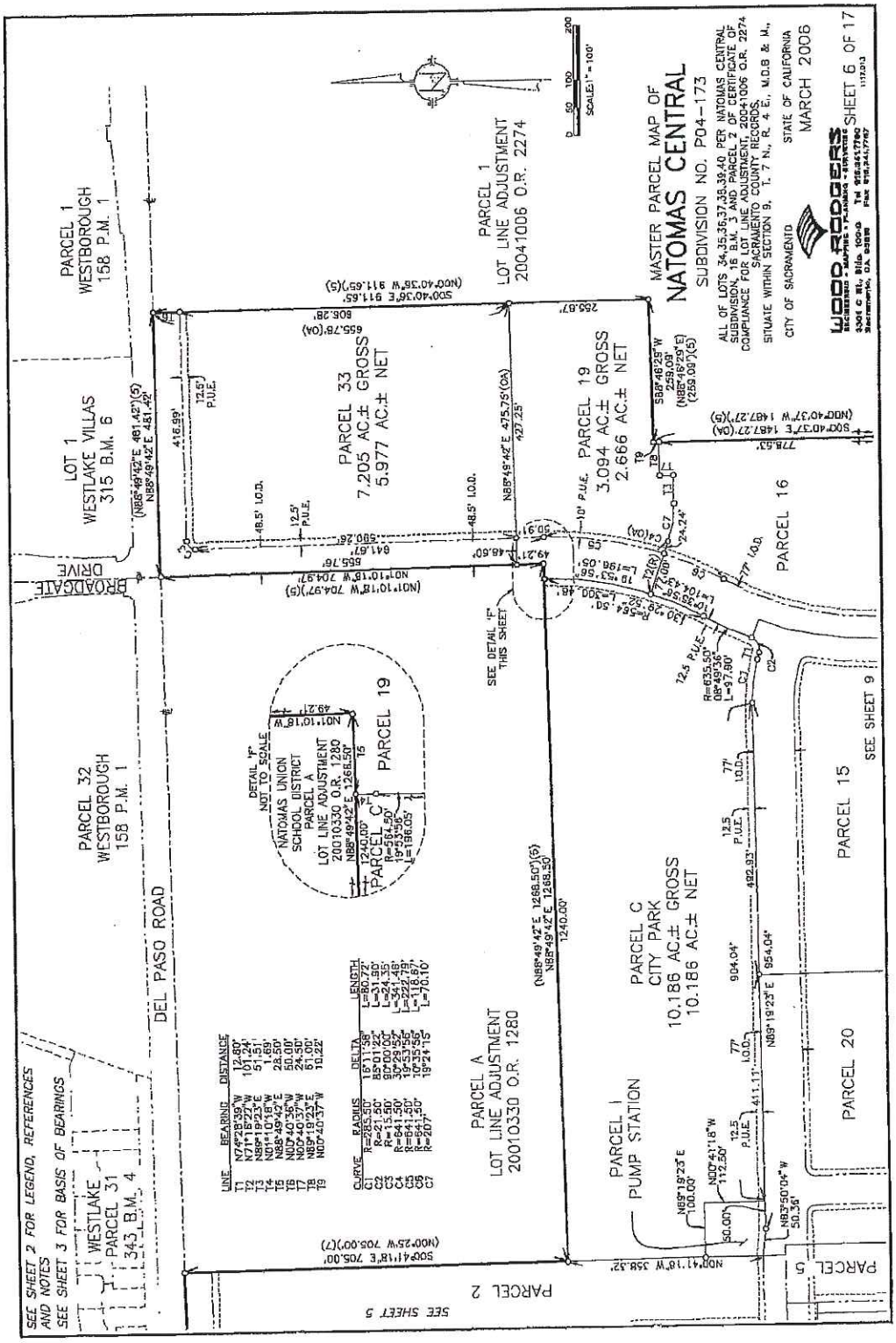
(4) 343 B.M. 4, FINAL MAP OF WESTLAKE PARCEL 31

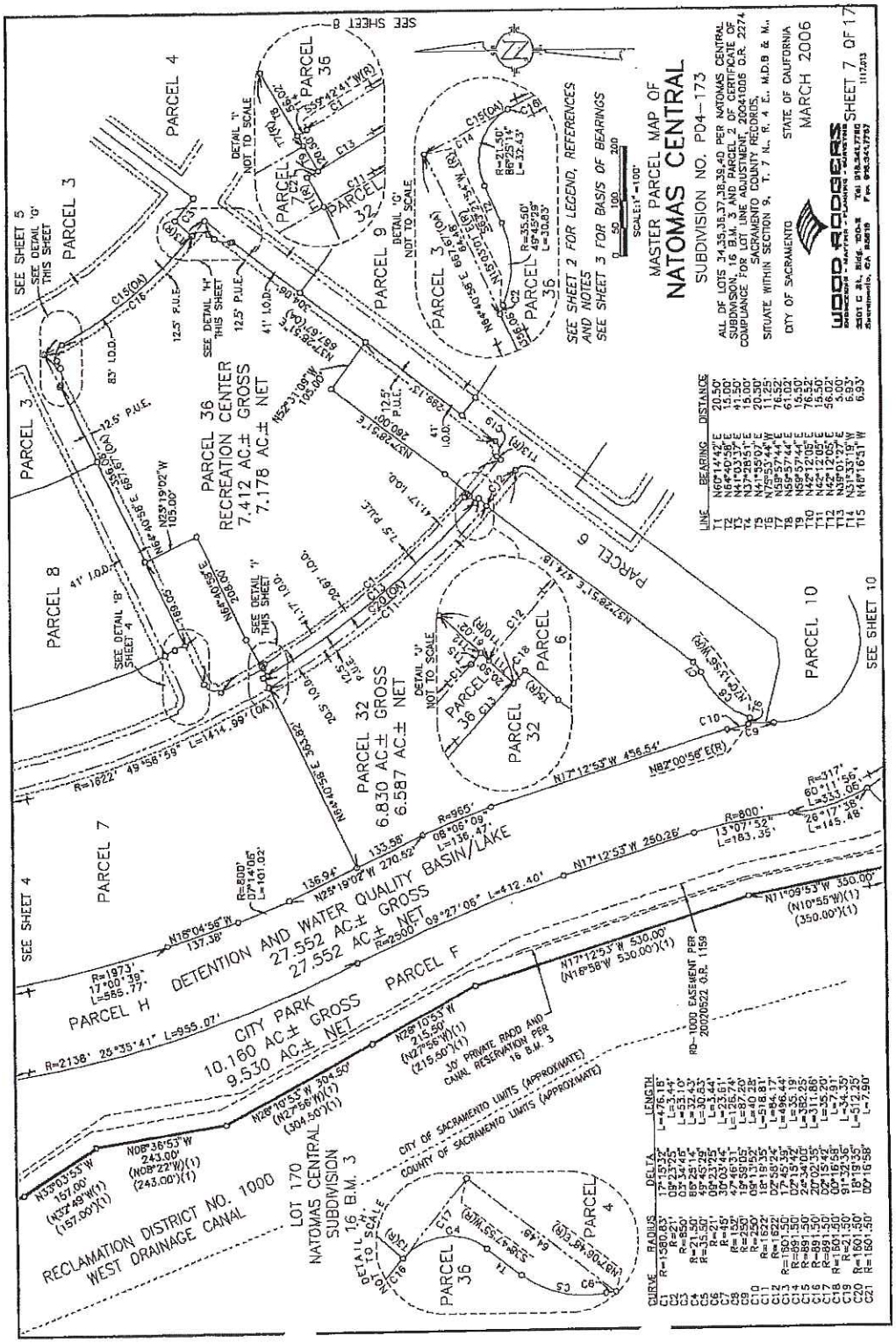
(5) 153 P.M. 11, MASTER PARCEL MAP OF GATEWAY WEST

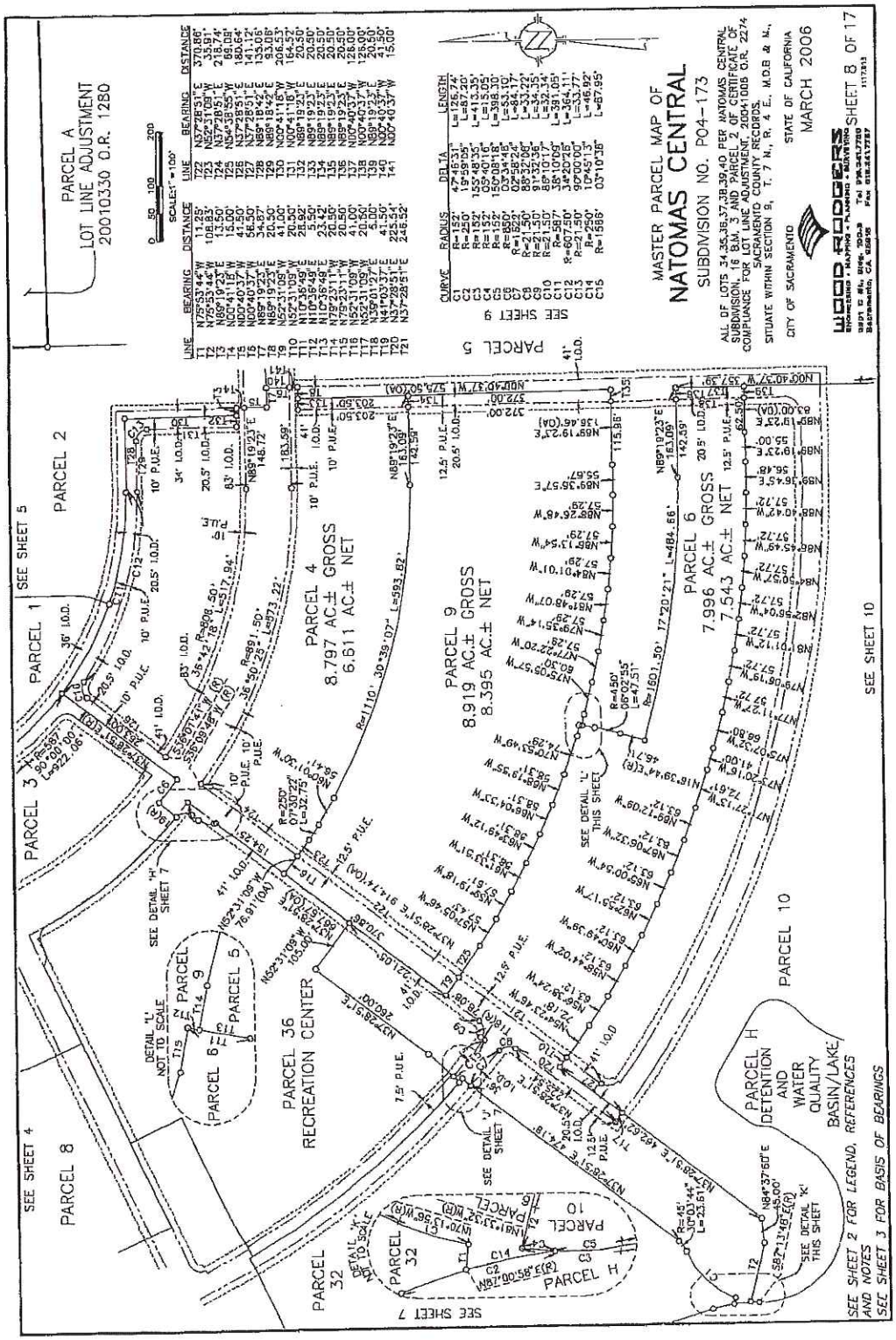

OVERALL BOUNDARY
MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
MARCH 2006
SHEET 3 OF 17
SEE SHEET 2 FOR SHEET 3 LINE TABLE
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND CENTERLINE MONUMENTS ALONG WYNDVIEW DRIVE AS SHOWN ON THE FINAL MAP OF WESTLAKE PARCEL 31 RECORDED IN BOOK 343 OF MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS. SAID LINE IS TAKEN TO BEAR NORTH 00°33'18" WEST.
DEL PASO ROAD
WYNDVIEW DRIVE
CANDELA CIRCLE
SNOWY EGRET BOULEVARD
BEARCLOUD AVENUE
RECLAMATION DISTRICT NO. 1000 WEST DRAINAGE CANAL
DETENTION AND WATER QUALITY BASIN/LAKE
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17

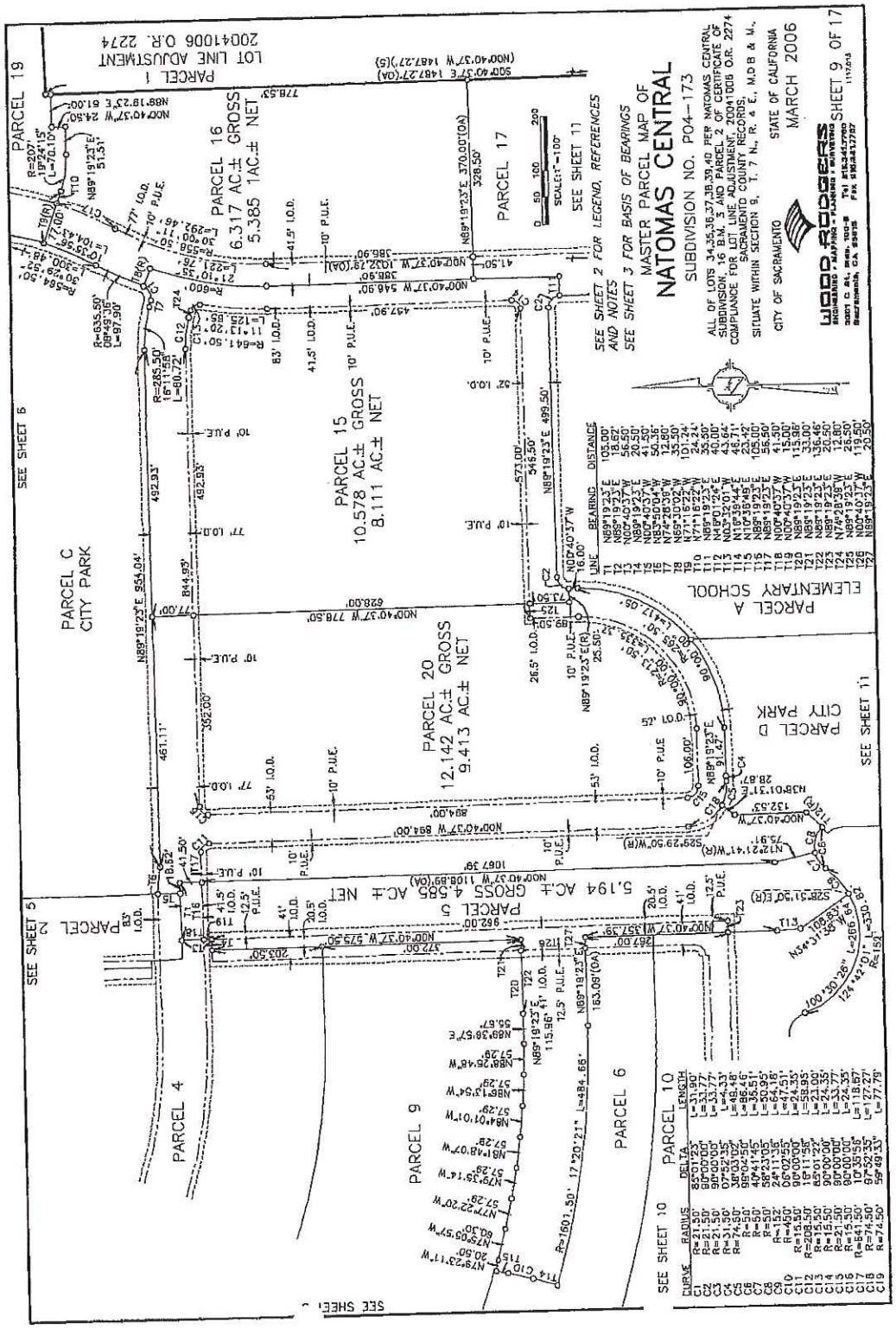

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 20041006 O.R. 2274 SACRAMENTO COUNTY RECORDS.
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 4 OF 17
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS
SEE SHEET 5
SEE SHEET 7
PARCEL 1
PARCEL 3
PARCEL 36
RECREATION CENTER
PARCEL 8
10.238 AC.± GROSS
7.974 AC.± NET
PARCEL 7
10.830 AC.± GROSS
9.946 AC.± NET
PARCEL 32
PARCEL H
DETENTION AND WATER QUALITY BASIN/LAKE
27.552 AC.± GROSS 27.552 AC.± NET
PARCEL F
CITY PARK
10.160 AC.± GROSS
9.530 AC.± NET
LOT 66
NATOMAS CENTRAL SUBDIVISION
16 B.M. 3
DEL PASO ROAD
LOT 170
NATOMAS CENTRAL
SUBDIVISION
16 B.M. 3
RECLAMATION DISTRICT NO. 1000
WEST DRAINAGE CANAL
CITY OF SACRAMENTO LIMITS (APPROXIMATE)
COUNTY OF SACRAMENTO LIMITS (APPROXIMATE)
30' PRIVATE R/OD AND CANAL RESERVATION PER 16 B.M. 3
EASEMENT FOR RIGHT-OF-WAY AND PRESENT OR FUTURE FLOOD CONTROL PROJECT AND INCIDENTAL PURPOSES CONVEYED TO RD-1000 PER 20020522 O.R. 1139
SEE DETAIL 'B' THIS SHEET
DETAIL 'B'
NOT TO SCALE
SCALE: 1" = 100'

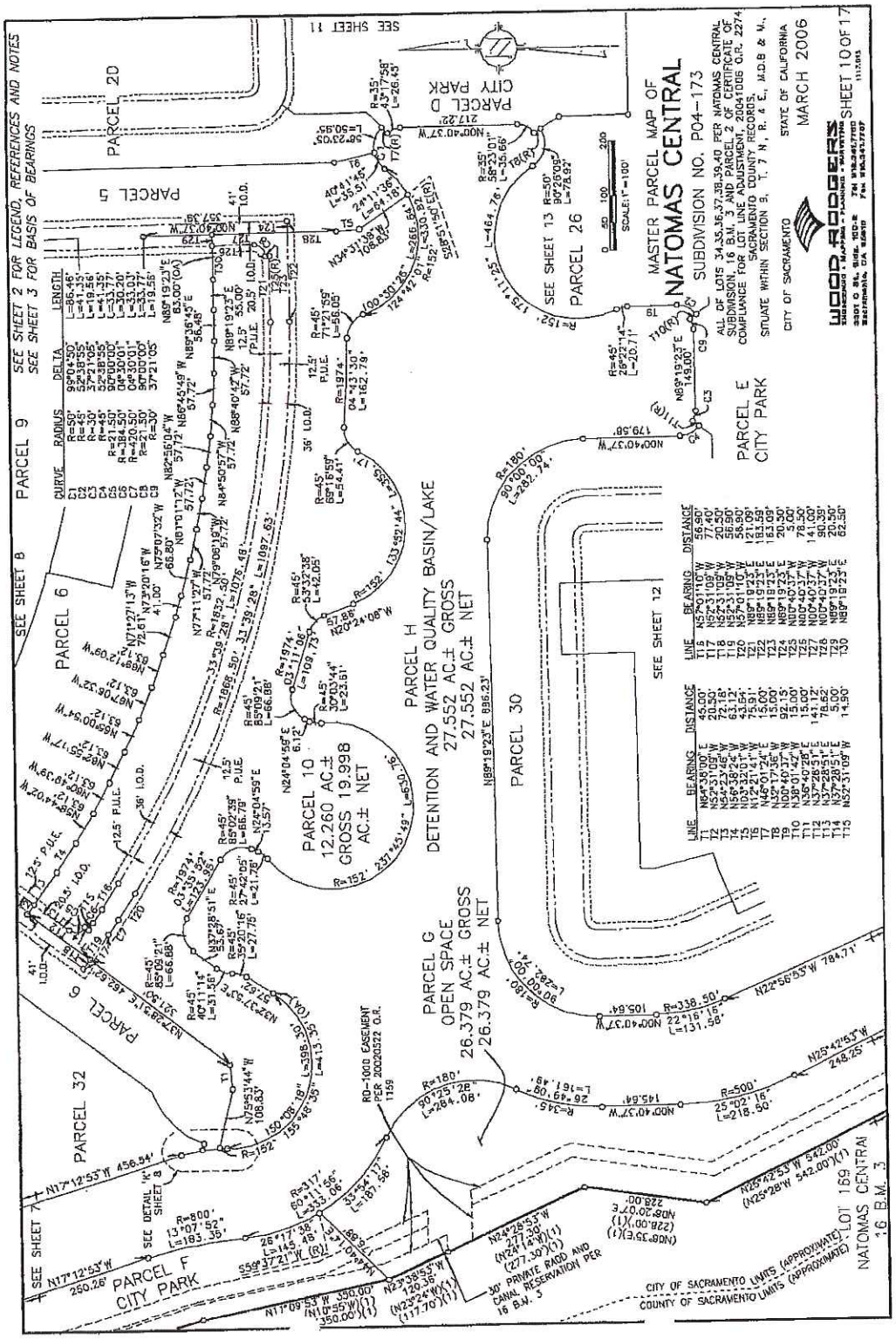

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT 20010330 O.R. 2274
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B. & M.,
SACRAMENTO COUNTY, CALIFORNIA RECORDS
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 5 OF 17
PARCEL A
LOT LINE ADJUSTMENT
20010330 O.R. 1280
SCALE: 1" = 100'
WESTBOROUGH
VILLAGE 1 PHASE 1
277 B.M. 7
WESTBOROUGH
VILLAGE 1 PHASE 2
286 B.M. 8
CANDELA CIRCLE
COGNAC CIRCLE
WESTLAKE
PARCEL 31
343 B.M. 4
WINDVIEW DRIVE
DEL PASO ROAD
CITY OF SACRAMENTO LIMITS
COUNTY OF SACRAMENTO LIMITS
LOT 66
NATOMAS CENTRAL SUBDIVISION
16 B.M. 3
PARCEL 1
7.046 AC.± GROSS
5.857 AC.± NET
PARCEL 2
9.674 AC.± GROSS
8.766 AC.± NET
PARCEL 3
7.623 AC.± GROSS
5.30 AC.± NET
PARCEL 4
PARCEL 7
PARCEL 8
PARCEL 9
PARCEL 36
SEE SHEET 4
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS

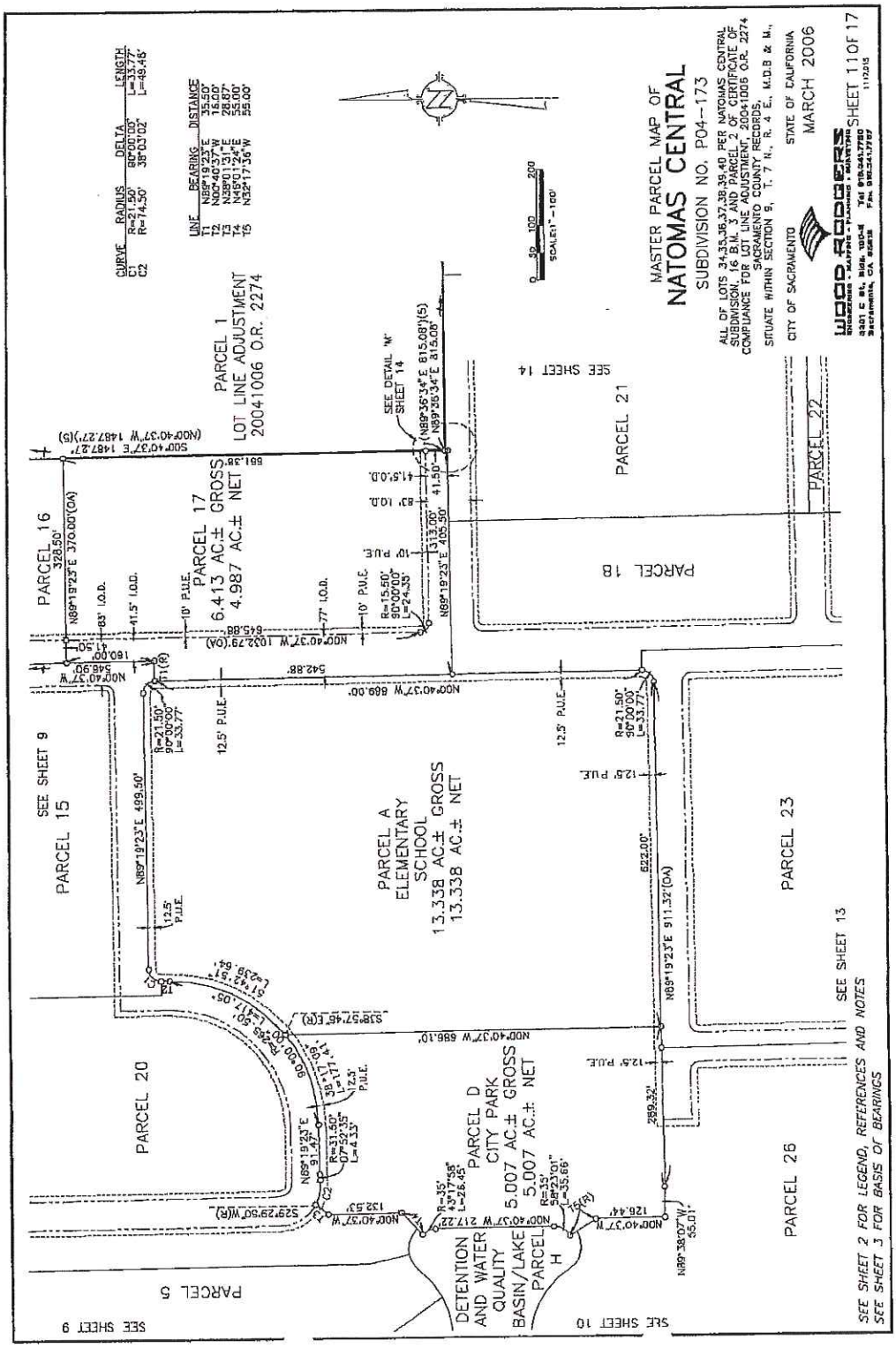

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 20041006 O.R. 2274
SACRAMENTO COUNTY RECORDS
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.,
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 6 OF 17
PARCEL 1
WESTBOROUGH
158 P.M. 1
LOT 1
WESTLAKE VILLAS
315 B.M. 6
PARCEL 1
LOT LINE ADJUSTMENT
20041006 O.R. 2274
PARCEL 33
7.205 AC.± GROSS
5.977 AC.± NET
PARCEL 19
3.094 AC.± GROSS
2.666 AC.± NET
PARCEL 16
BROADGATE DRIVE
PARCEL 32
WESTBOROUGH
158 P.M. 1
DEL PASO ROAD
PARCEL 19
PARCEL C
LOT LINE ADJUSTMENT
20010330 O.R. 1280
PARCEL A
LOT LINE ADJUSTMENT
20010330 O.R. 1280
PARCEL C
CITY PARK
10.186 AC.± GROSS
10.186 AC.± NET
PARCEL 15
SEE SHEET 9
PARCEL I
PUMP STATION
PARCEL 20
PARCEL 2
SEE SHEET 5
PARCEL 5
WESTLAKE
PARCEL 31
343 B.M. 4
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS

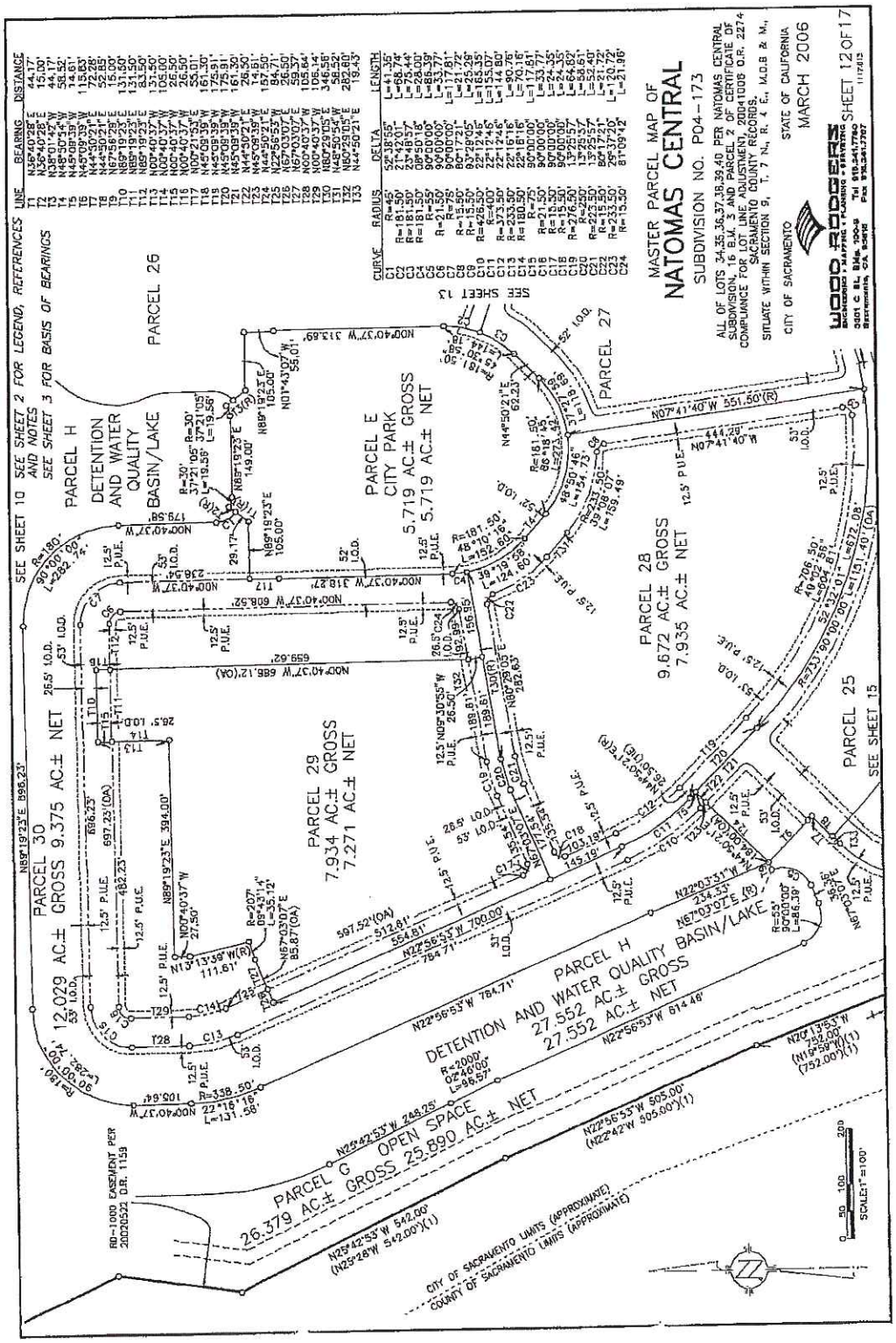

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT 2004006 O.R. 2274
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
SHEET 7 OF 17
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS
SCALE: 1"=100'
PARCEL 36
RECREATION CENTER
7.412 AC.± GROSS
7.178 AC.± NET
PARCEL 32
6.830 AC.± GROSS
6.587 AC.± NET
PARCEL H
DETENTION AND WATER QUALITY BASIN/LAKE
27.552 AC.± GROSS
27.552 AC.± NET
CITY PARK
10.160 AC.± GROSS
9.530 AC.± NET
PARCEL F
RECLAMATION DISTRICT NO. 1000
WEST DRAINAGE CANAL
LOT 170
NATOMAS CENTRAL
SUBDIVISION
16 B.M. 3
CITY OF SACRAMENTO LIMITS (APPROXIMATE)
COUNTY OF SACRAMENTO LIMITS (APPROXIMATE)
30' PRIVATE ROAD AND CANAL RESERVATION PER 16 B.M. 3
RD-1000 EASEMENT PER 20020522 O.R. 1159
SEE SHEET 4
SEE SHEET 5
SEE SHEET 8
SEE SHEET 10
PARCEL 3
PARCEL 4
PARCEL 6
PARCEL 7
PARCEL 8
PARCEL 9
PARCEL 10
PARCEL 32
PARCEL 36

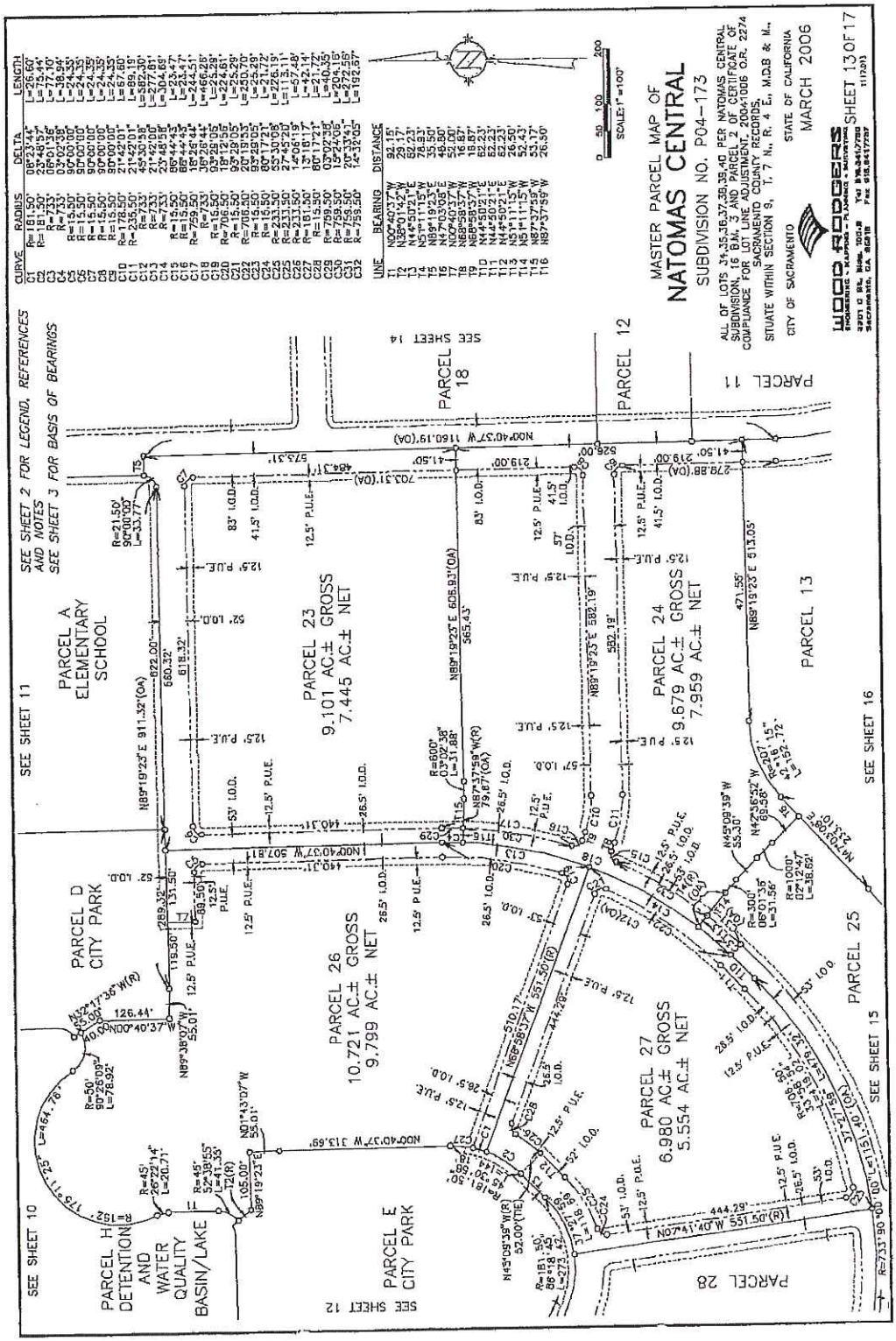

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 18 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT 2001-1008 O.R. 2274
SACRAMENTO COUNTY, RECORDS.
SITUATE WITHIN SECTION 8, T. 7 N., R. 4 E., M.D.B. & M.
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 8 OF 17
PARCEL A
LOT LINE ADJUSTMENT
20010330 O.R. 1280
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
8.797 AC.± GROSS
6.611 AC.± NET
PARCEL 5
PARCEL 6
7.996 AC.± GROSS
7.543 AC.± NET
PARCEL 9
8.919 AC.± GROSS
8.395 AC.± NET
PARCEL 10
PARCEL 36
RECREATION CENTER
PARCEL H
DETENTION AND WATER QUALITY BASIN/LAKE
PARCEL 32
PARCEL 8
SEE SHEET 1
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 7
SEE SHEET 9
SEE SHEET 10
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS

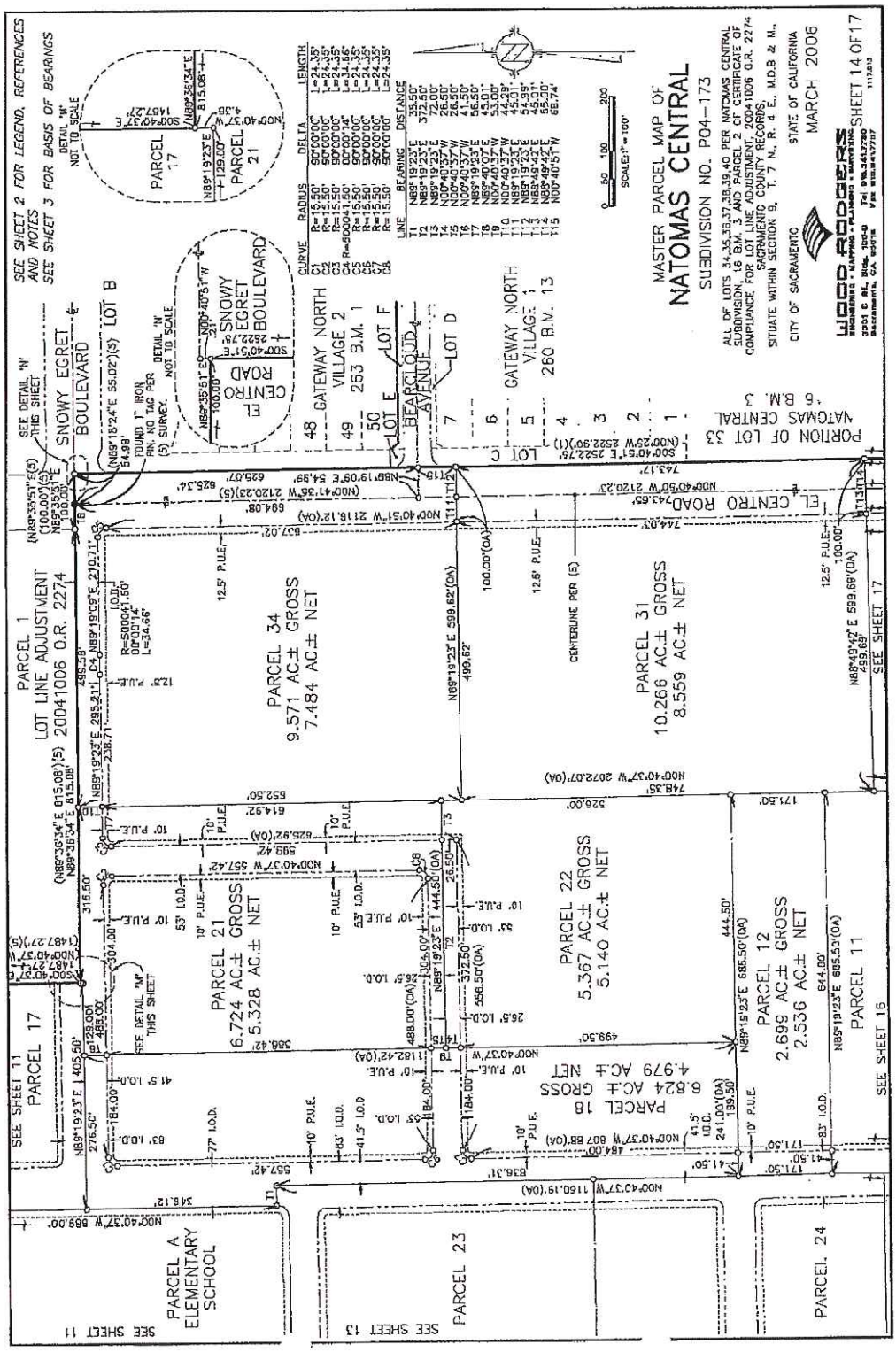

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 PER CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT 2004-1006 O.R. 2274
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 9 OF 17
SEE SHEET 2 FOR LEGEND, REFERENCES
SEE SHEET 3 FOR BASIS OF BEARINGS AND NOTES
PARCEL 19
PARCEL 1
LOT LINE ADJUSTMENT
2004-1006 O.R. 2274
PARCEL 16
6.317 AC.± GROSS
5.385 AC.± NET
PARCEL 17
PARCEL 15
10.578 AC.± GROSS
8.111 AC.± NET
PARCEL 20
12.142 AC.± GROSS
9.413 AC.± NET
PARCEL C
CITY PARK
PARCEL A
ELEMENTARY SCHOOL
PARCEL D
CITY PARK
PARCEL 2
PARCEL 5
5.194 AC.± GROSS 4.585 AC.± NET
PARCEL 4
PARCEL 9
PARCEL 6
PARCEL 10
SEE SHEET 5
SEE SHEET 6
SEE SHEET 10
SEE SHEET 11

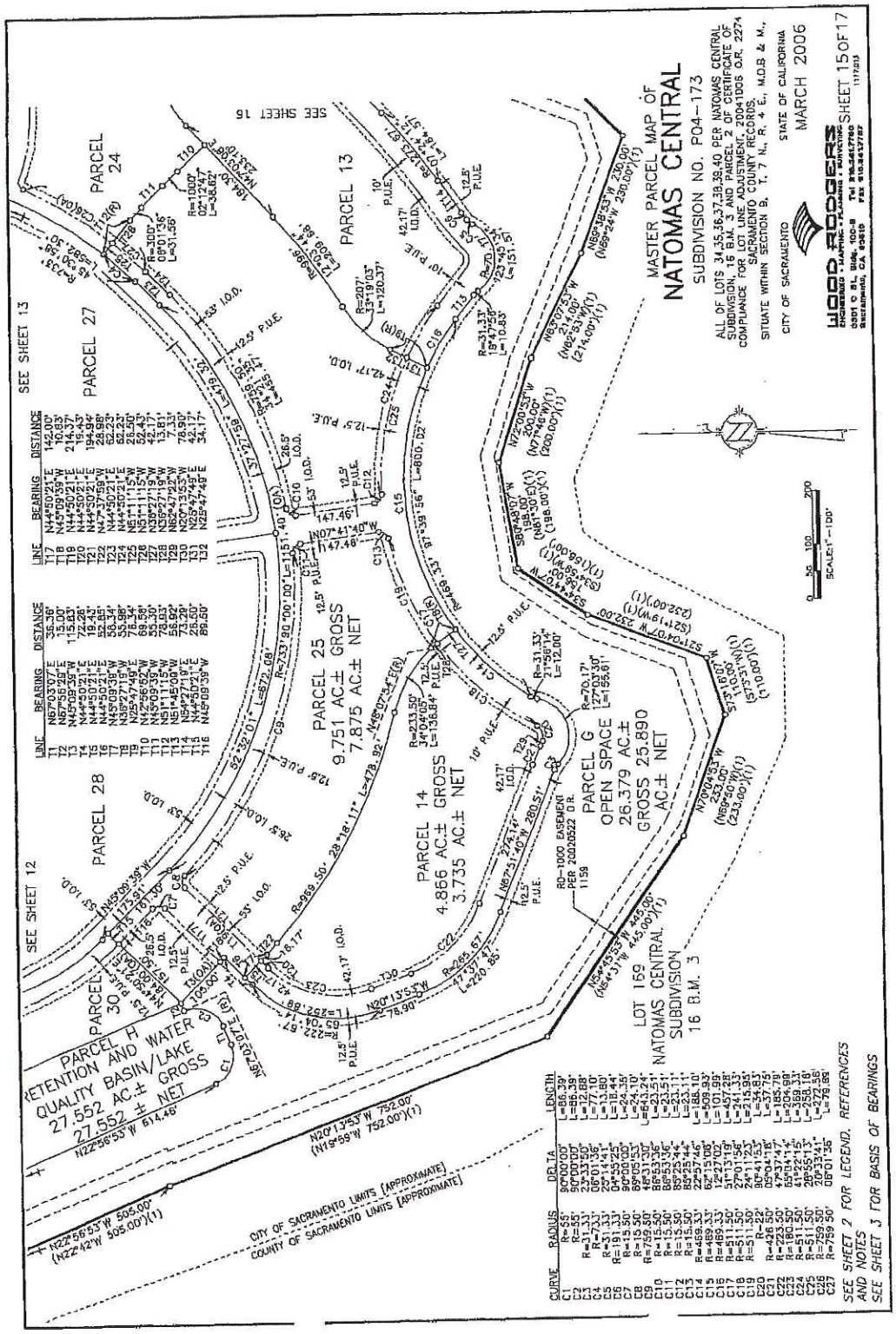

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION 1 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 20041006 O.R. 2274
SACRAMENTO COUNTY RECORDS,
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.,
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 10 OF 17
PARCEL H
DETENTION AND WATER QUALITY BASIN/LAKE
27.552 AC.± GROSS
27.552 AC.± NET
PARCEL 10
12.260 AC.±
GROSS 19.998
AC.± NET
PARCEL G
OPEN SPACE
26.379 AC.± GROSS
26.379 AC.± NET
PARCEL 30
PARCEL 26
PARCEL D
CITY PARK
PARCEL E
CITY PARK
PARCEL F
CITY PARK
PARCEL 2D
PARCEL 5
PARCEL 6
PARCEL 9
PARCEL 32
SEE SHEET 11
SEE SHEET 12
SEE SHEET 13
SEE SHEET 8
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS
CITY OF SACRAMENTO LIMITS (APPROXIMATE)
COUNTY OF SACRAMENTO LIMITS (APPROXIMATE)
30' PRIVATE RADD AND CANAL RESERVATION PER 16 B.M. 3
RD-1000 EASEMENT PER 20020322 O.R.
NATOMAS CENTRAL
LOT 169
16 B.M. 3

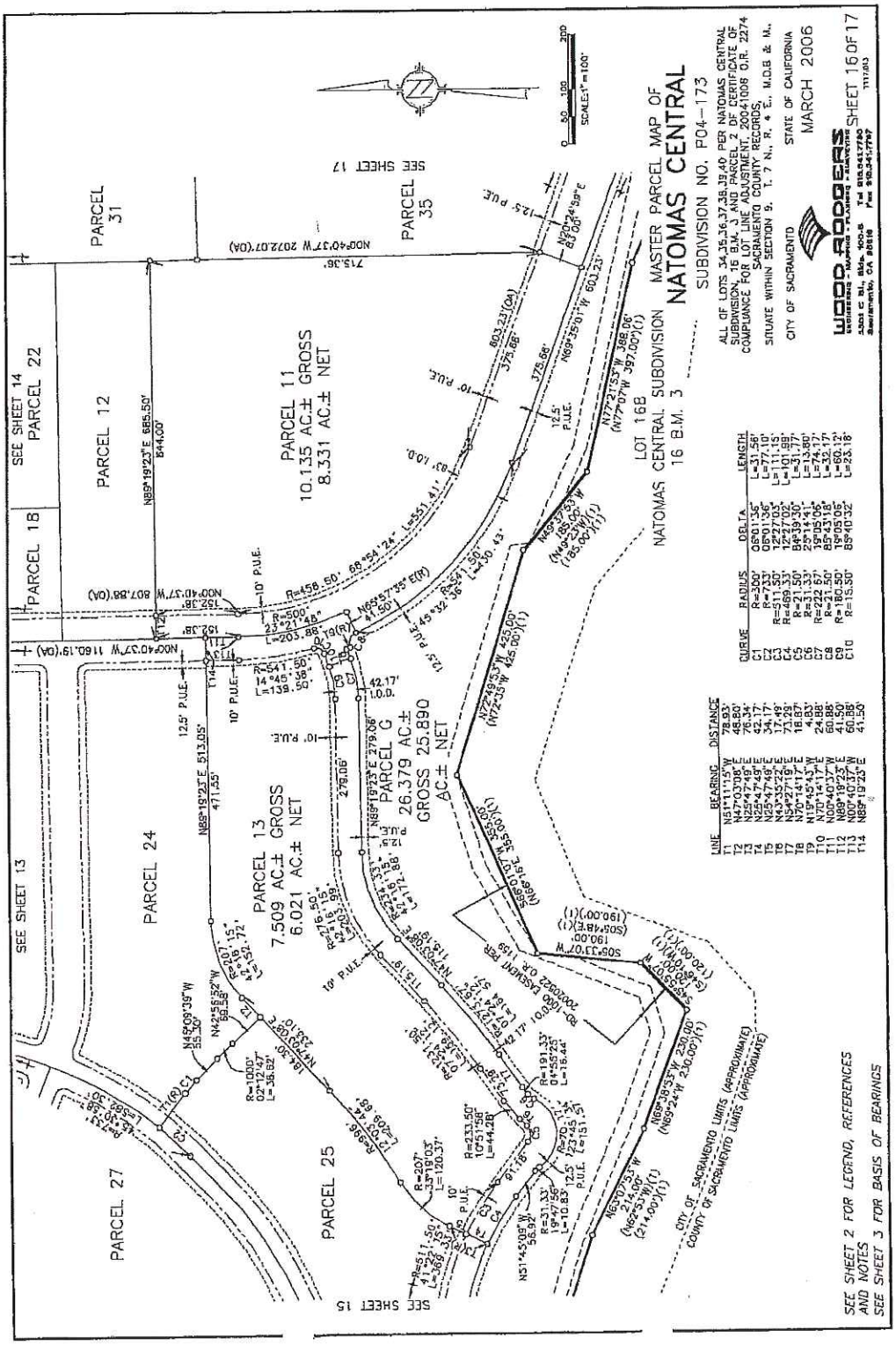

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 20041006 O.R. 2274
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.,
SACRAMENTO COUNTY RECORDS,
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 11 OF 17
PARCEL 1
LOT LINE ADJUSTMENT
20041006 O.R. 2274
PARCEL 17
6.413 AC.± GROSS
4.987 AC.± NET
PARCEL 16
328.50'
PARCEL 15
SEE SHEET 9
PARCEL 20
PARCEL 5
SEE SHEET 9
PARCEL A
ELEMENTARY
SCHOOL
13.338 AC.± GROSS
13.338 AC.± NET
PARCEL D
CITY PARK
5.007 AC.± GROSS
5.007 AC.± NET
DETENTION
AND WATER
QUALITY
BASIN/LAKE
PARCEL
H
SEE SHEET 10
PARCEL 18
PARCEL 21
SEE SHEET 14
PARCEL 22
PARCEL 23
PARCEL 26
SEE SHEET 13
SEE DETAIL "N"
SHEET 14
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS

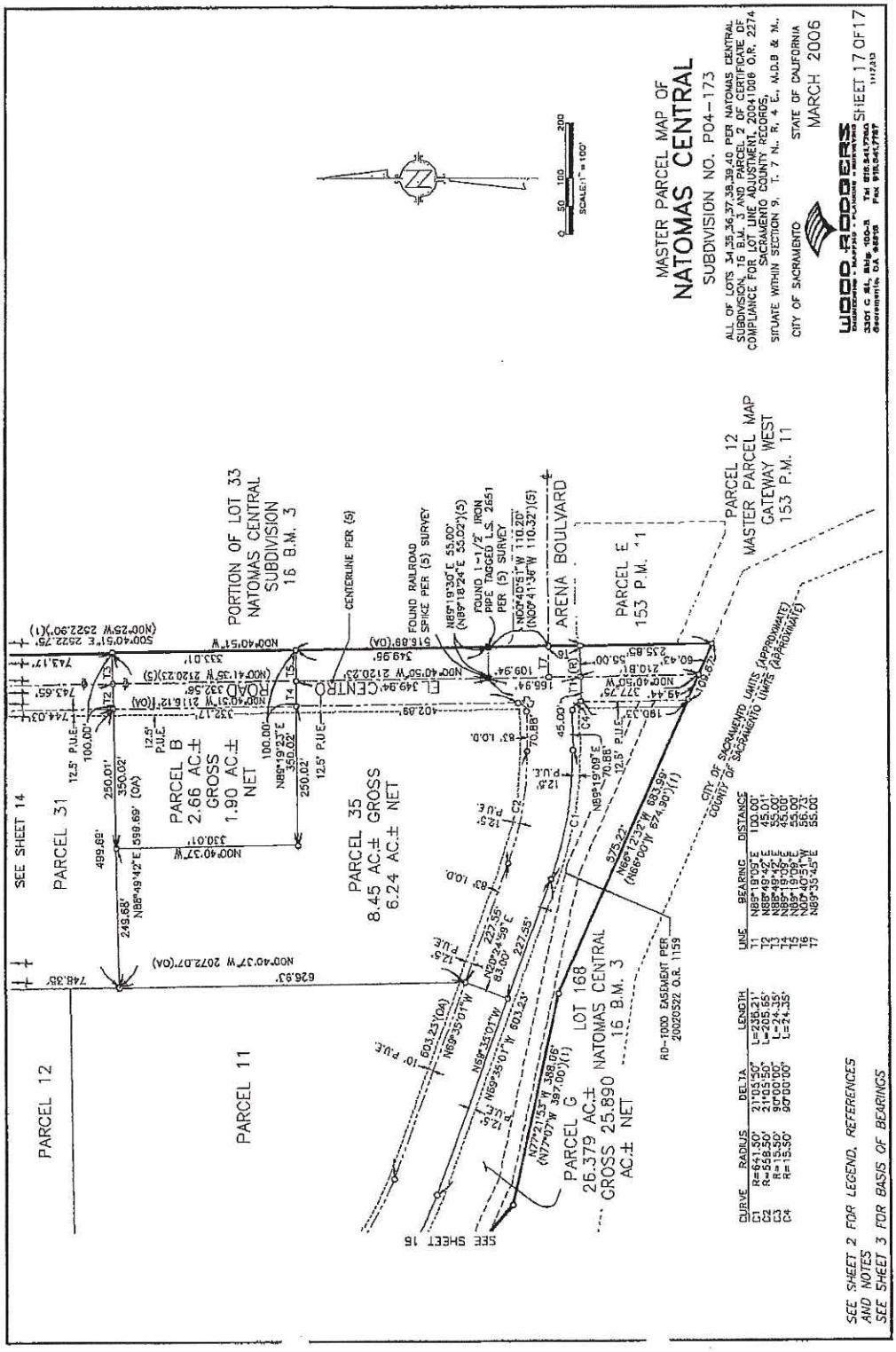

MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 2004100B O.R. 2274
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.,
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 12 OF 17
SEE SHEET 10 SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS
SEE SHEET 13
SEE SHEET 15
PARCEL 26
PARCEL H
DETENTION AND WATER QUALITY BASIN/LAKE
PARCEL E
CITY PARK
5.719 AC.± GROSS
5.719 AC.± NET
PARCEL 27
PARCEL 28
9.672 AC.± GROSS
7.935 AC.± NET
PARCEL 25
PARCEL 30
12.029 AC.± GROSS 9.375 AC.± NET
PARCEL 29
7.934 AC.± GROSS
7.271 AC.± NET
PARCEL H
DETENTION AND WATER QUALITY BASIN/LAKE
27.552 AC.± GROSS
27.552 AC.± NET
PARCEL G
OPEN SPACE
26.379 AC.± GROSS 25.890 AC.± NET
RD-1000 EASEMENT PER 2002052Z O.R. 1159
CITY OF SACRAMENTO LIMITS (APPROXIMATE)
COUNTY OF SACRAMENTO LIMITS (APPROXIMATE)
SCALE: 1"=100'


MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 24,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 BM. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 2004-1006 O.R. 2274 SACRAMENTO COUNTY RECORDS,
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.,
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 13 OF 17
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS
SEE SHEET 11
SEE SHEET 10
SEE SHEET 12
SEE SHEET 14
SEE SHEET 15
SEE SHEET 16
PARCEL A ELEMENTARY SCHOOL
PARCEL D CITY PARK
PARCEL H DETENTION AND WATER QUALITY BASIN/LAKE
PARCEL E CITY PARK
PARCEL 18
PARCEL 11
PARCEL 12
PARCEL 13
PARCEL 23 9.101 AC.± GROSS 7.445 AC.± NET
PARCEL 24 9.679 AC.± GROSS 7.959 AC.± NET
PARCEL 25
PARCEL 26 10.721 AC.± GROSS 9.799 AC.± NET
PARCEL 27 6.980 AC.± GROSS 5.554 AC.± NET
PARCEL 28
SCALE: 1" = 100'


MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39 AND PARCEL 2 OF NATOMAS CENTRAL SUBDIVISION, LOT 13 BLK 1 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 20041006 O.R. 2274
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.,
SACRAMENTO COUNTY RECORDS.
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 14 OF 17
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS
PARCEL 1
LOT LINE ADJUSTMENT
20041006 O.R. 2274
PARCEL 34
9.571 AC.± GROSS
7.484 AC.± NET
PARCEL 31
10.266 AC.± GROSS
8.559 AC.± NET
PARCEL 21
6.724 AC.± GROSS
5.328 AC.± NET
PARCEL 22
5.367 AC.± GROSS
5.140 AC.± NET
PARCEL 18
6.824 AC.± GROSS
4.979 AC.± NET
PARCEL 12
2.699 AC.± GROSS
2.536 AC.± NET
PARCEL 11
PARCEL 17
PARCEL A
ELEMENTARY SCHOOL
PARCEL 23
PARCEL 24
SEE SHEET 11
SEE SHEET 13
SEE SHEET 16
SEE SHEET 17
SNOWY EGRET BOULEVARD
EL CENTRO ROAD
BEARCLOUD AVENUE
GATEWAY NORTH VILLAGE 2
253 B.M. 1
GATEWAY NORTH VILLAGE 1
260 B.M. 13
PORTION OF LOT 33
NATOMAS CENTRAL
16 B.M. 3
LOT B
LOT C
LOT D
LOT E
LOT F
PARCEL 17
PARCEL 21
SCALE: 1" = 100'


MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 2004100S O.R. 2274
SITUATE WITHIN SECTION 8, T. 7 N., R. 4 E., M.D.B. & M.,
SACRAMENTO COUNTY RECORDS.
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 15 OF 17
SCALE: 1"=100'
SEE SHEET 12
SEE SHEET 13
SEE SHEET 16
PARCEL 24
PARCEL 27
PARCEL 13
PARCEL 28
PARCEL 30
PARCEL 25
9.751 AC.± GROSS
7.875 AC.± NET
PARCEL 14
4.866 AC.± GROSS
3.735 AC.± NET
PARCEL G
OPEN SPACE
26.379 AC.± GROSS 25.890 AC.± NET
PARCEL H
RETENTION AND WATER QUALITY BASIN/LAKE
27.552 AC.± GROSS
27.552 ± NET
LOT 159
NATOMAS CENTRAL SUBDIVISION
16 B.M. 3
CITY OF SACRAMENTO LIMITS (APPROXIMATE)
COUNTY OF SACRAMENTO LIMITS (APPROXIMATE)
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS


MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 20041006 O.R. 2274 SACRAMENTO COUNTY RECORDS,
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B. & M.
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 16 OF 17
SCALE: 1" = 100'
SEE SHEET 17
SEE SHEET 14
SEE SHEET 13
SEE SHEET 15
PARCEL 31
PARCEL 35
PARCEL 22
PARCEL 12
PARCEL 18
PARCEL 11
10.135 AC.± GROSS
8.331 AC.± NET
PARCEL 24
PARCEL 13
7.509 AC.± GROSS
6.021 AC.± NET
PARCEL C
26.379 AC.± GROSS
25.890 AC.± NET
PARCEL 27
PARCEL 25
LOT 16B
NATOMAS CENTRAL SUBDIVISION
16 B.M. 3
CITY OF SACRAMENTO LIMITS (APPROXIMATE)
COUNTY OF SACRAMENTO LIMITS (APPROXIMATE)
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS


MASTER PARCEL MAP OF
NATOMAS CENTRAL
SUBDIVISION NO. P04-173
ALL OF LOTS 34,35,36,37,38,39,40 PER NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, 2004100B O.R. 2274 SACRAMENTO COUNTY RECORDS,
SITUATE WITHIN SECTION 9, T. 7 N., R. 4 E., M.D.B & M.
CITY OF SACRAMENTO
STATE OF CALIFORNIA
MARCH 2006
WOOD RODGERS
SHEET 17 OF 17
SCALE: 1" = 100'
PORTION OF LOT 33
NATOMAS CENTRAL
SUBDIVISION
16 B.M. 3
CENTERLINE PER (S)
FOUND RAILROAD SPIKE PER (S) SURVEY
FOUND 1-1/2" IRON PIPE TAGGED L.S. 2651 PER (S) SURVEY
ARENA BOULEVARD
PARCEL E
153 P.M. 11
PARCEL 12
MASTER PARCEL MAP
GATEWAY WEST
153 P.M. 11
SEE SHEET 14
PARCEL 31
PARCEL B
2.66 AC.± GROSS
1.90 AC.± NET
PARCEL 35
8.45 AC.± GROSS
6.24 AC.± NET
PARCEL 11
PARCEL 12
PARCEL G
26.379 AC.± GROSS
25.890 AC.± NET
LOT 168
NATOMAS CENTRAL
16 B.M. 3
RD-1000 EASEMENT PER 20020522 O.R. 1159
CITY OF SACRAMENTO LIMITS (APPROXIMATE)
COUNTY OF SACRAMENTO LIMITS (APPROXIMATE)
SEE SHEET 16
SEE SHEET 2 FOR LEGEND, REFERENCES AND NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS