



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, June 17, 2014
6:30 p.m.
AGENDA

Members of the City Council

*Cecilia Aguiar-Curry, Mayor
Woody Fridae, Mayor Pro-Tempore
Harold Anderson
Wade Cowan
Bruce Guelden*

*John W. Donlevy, Jr., City Manager
John Wallace, City Attorney
Nanci Mills, City Clerk*

6:00 p.m. – Executive Session

AGENDA

Safe Harbor for Closed Session – Pursuant to Government Code Section 54954.5

Pursuant to Government Code Section 54956.8 of the Government Code – Real Estate Negotiations – Property Located on Grant Avenue (APN #'s 038 070 37, 038 070 38, 038 070 39), Winters – Real Property Negotiator City Manager John W. Donlevy, Jr.

6:30 p.m. – Regular Session

AGENDA (pp 1-4)

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS

At this time, any member of the public may address the City Council on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, June 3, 2014 (pp 5-9)
- B. Amplified Sound Permit for Winters Friends of the Library Concerts at Rotary Park & Gazebo (pp 10-12)
- C. Amplified Sound Permit for Winters Outdoor Quilt & Textile Art Festival to be Held on Saturday, June 21, 2014 (pp 13-14)
- D. Review Annual Waste Management Rate Increase (pp 15-23)
- E. Resolution 2014-21, A Resolution of the City Council of the City of Winters, Declaring Results of California Statewide Primary General Municipal Election Held on June 3, 2014 (pp 24-31)
- F. Consultant Services Agreement with BSK & Associates for Phase 1 and 2 Site Investigation (pp 32-38)
- G. Transfer of Lake Berryessa Management Authority--Letter of Support: HR 4166 – Bureau of Land Management (pp 39-47)

PRESENTATIONS

1. Administration of Oath to be Given for New Council

DISCUSSION ITEMS

1. Designation of Mayor and Mayor Pro Tempore (Ordinance 2004-04, relating to Selection of the Mayor and Mayor Pro Tempore, is included as information only) (pp 48-50)
2. Public Hearing and Adoption of Resolution 2014-22, a Resolution of the City Council of the City of Winters Amending and/or Approving the Annual Levy Report, and Ordering the Levy and Collection of Assessments within the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2014/2015 (pp 51-106)
3. Public Hearing and Adoption of Resolution 2014-19, a Resolution of the City Council of the City of Winters for the Consideration of HOME Investment Partnerships Program (HOME) Grant Application for Rental New Construction Project Funding Assistance for Multifamily Project in Support of Affordable Housing (pp 107-121)
4. Resolution 2014-20, a Resolution of the City Council of the City of Winters Approving and Adopting a Budget of Estimated Expenditures for Fiscal Years 2014-2015 and 2015-2016 (pp 122-129)
5. Designation of a Voting Delegate and Alternates for the League of California Cities Annual Conference (pp 130-134)
6. Councilmember Liaison Assignments (pp 135-137)
7. Planning Commission Vacancy (pp 138)
8. Waste Water Contract Letter of Intent/Renewal of Contract Services (pp 139)

CITY OF WINTERS AS SUCCESSOR AGENCY TO THE WINTERS COMMUNITY DEVELOPMENT AGENCY

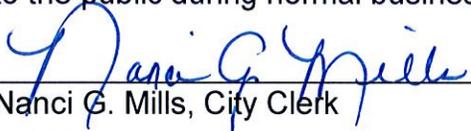
1. Public Hearing and Adoption of Resolution SA-2014-05, a Resolution of the Successor Agency for the Dissolved Winters Community Development Agency for the Consideration of a Successor Agency/Domus Development Purchase and Sale Agreement (pp 140-179)

CITY MANAGER REPORT

INFORMATION ONLY

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the June 17, 2014 regular meeting of the Winters City Council was personally delivered to each Councilmember's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on June 12, 2014, and made available to the public during normal business hours.



Nanci G. Mills, City Clerk

Questions about this agenda – Please call the City Clerk's Office (530) 794-6701. Agendas and staff reports are available on the city web page www.cityofwinters.org/administrative/admin_council.htm

General Notes: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with disability to participate in a public meeting, contact the City Clerk.

Staff recommendations are guidelines to the City Council. On any item, the Council may take action, which varies from that recommended by staff.

The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

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City Council agenda packets are available for review or copying at the following locations:

Winters Library – 708 Railroad Avenue

City Hall – Finance Office - 318 First Street

During Council meetings – Right side as you enter the Council Chambers

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Wednesday at 10:00 a.m.

Videotapes of City Council meetings are available for review at the Winters Branch of the Yolo County Library.



Minutes of the Winters City Council Meeting
Held on June 3, 2014

Executive Session

Pursuant to Government Code Section 54956.8 of the Government Code – Real Estate Negotiations – Property Located on Grant Avenue (APN #'s 038 070 37, 038 070 38, 038 070 39), Winters – Real Property Negotiator City Manager John W. Donlevy, Jr.

Mayor Cecilia Aguiar-Curry said there was nothing to report out from Executive Session.

Regular Session

Mayor Cecilia Aguiar-Curry called the meeting to order at 6:30 p.m.

Present: Council Members Harold Anderson, Wade Cowan, Woody Fridae, Bruce Guelden, Mayor Cecilia Aguiar-Curry.

Absent: None.

Staff: City Manager John Donlevy, City Clerk Nanci Mills, City Attorney Ethan Walsh, Director of Financial Management Shelly Gunby, Housing Programs Manager Dan Maguire, Public Works Superintendent Eric Lucero, Project Manager Jim Keating, and Management Analyst Tracy Jensen.

Sarah led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy requested that Discussion Item 5 be moved to Consent Item E. Council Member Cowan said he had a possible conflict of interest regarding Consent Item C, which will be heard separately. Motion by Council Member Fridae, second by Council Member Cowan to approve the Consent Calendar. Motion carried unanimously.

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS: None

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, May 20, 2014
- B. Approve AT&T Crown Castle Lessee Change
- C. Approve the Project Budget Sheet to add \$11,000 in Local Funds (Gas Tax), Authorize the City Manager to Sign a Construction Contract with Exaro Technologies Corporation for Utility Potholing, and Authorize the City Manager to Sign Work Order No. 14-001 with K.C. Engineering for a Phase I Environmental Site Assessment for the Grant Avenue/Walnut Lane Roundabout, Project No. 12-04
- D. Street Closure Request by Winters Chamber of Commerce for Annual Earthquake Festival to be Held on Friday, August 22, 2014
- E. Letter of Support for the Permanent Protection for the Public Lands of the Berryessa Snow Mountain Region as a National Conservation Area and/or National Monument **(Moved from Discussion Item #5)**

City Manager Donlevy gave an overview of Items A, B, D and E, excluding Item C. Carol Kunze, Napa Director at Tuleyome, asked Council for their support of H.R. 4166, transferring recreational management authority for Lake Berryessa from the Bureau of Reclamation to the Bureau of Land Management. Motion by Council Member Cowan, second by Council Member Fridae to approve Items A, B, D, and E. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden, Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

Council Member Cowan recused himself due to a conflict of interest regarding Item C. City Manager Donlevy gave an overview of Item C. Motion by Council Member Fridae, second by Council Member Anderson to approve Item C. Motion carried with the following vote:

AYES: Council Members Anderson, Fridae, Guelden, Mayor Aguiar-Curry
NOES: None
ABSENT: Council Member Cowan
ABSTAIN: None

Council Member Cowan returned to the dais.

DISCUSSION ITEMS

1. Public Hearing to Receive Input from Specific Property Owners Regarding Implementation of Weed Abatement for 2014

City Manager Donlevy gave an overview. Mayor Aguiar-Curry opened the public hearing at 6:48 p.m. and closed the public hearing at 6:48 with no comments. Motion to approve staff recommendation by Council Member Fridae, second by Council Member Cowan. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden, Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

2. Winters Visitor Center Update

Council Member Anderson recused himself due to a possible conflict of interest.

Motion by Council Member Fridae approve staff recommendation, authorizing the City Manager to terminate the lease with the Opera House partners for the property at 11 Main Street when appropriate and initiate a new lease for a portion of the 312 Railroad property when appropriate. Mayor Aguiar-Curry asked if the rent could be reduced from \$500. Housing Programs Manager Dan Maguire said it had already been reduced from \$650. Motion carried with the following vote:

AYES: Council Members Cowan, Fridae, Guelden, Mayor Aguiar-Curry
NOES: None
ABSENT: Council Member Anderson
ABSTAIN: None

Council Member Anderson returned to the dais.

3. Resolution 2014-18 A Resolution of the City Council of the City of Winters setting the amount of the Drainage Impact Fee

Director of Financial Management Shelly Gunby gave an overview. Motion by Council Member Fridae, second by Council Member Guelden, setting the amount of the Drainage Impact Fees. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden, Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

4. Wastewater Services

City Manager Donlevy gave an overview and asked Council to authorize staff to provide Southwest Water Services a notice of non-renewal for the upcoming contract renewal and recommended approval of the budget to bring the wastewater services in-house. He then presented the recommended plan to Council.

Fred Kriess, Severn Trent Regional General Manager for Northern California operations, recently moved into this position after seven years with Severn Trent. Mr. Kriess thanked Council for the opportunity to provide service to the City and spoke about Chromium 6, the abundance of technical knowledge of the Severn Trent staff and the benefits Severn Trent provides to the City. Mr. Kriess made a request to sit with staff, review the staff budget and current service fee, look at the benefits provided and requested the opportunity to submit a proposal to the City for a new contract and to hold Severn Trent accountable. They are dedicated to service and under a partnership, it has to make sense to the City and the City needs to see the value from a partnership.

Motion by Council Member Cowan to use the numbers provided for budget purposes and postpone the decision to go in-house until more information is received. Motion seconded by Council Member Guelden. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden, Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

CITY OF WINTERS AS SUCCESSOR AGENCY TO THE WINTERS
COMMUNITY DEVELOPMENT AGENCY

1. None

CITY MANAGER REPORT: Moving forward, staff has had key meetings regarding the downtown hotel project, and more movement is expected regarding the PG&E project in the coming weeks. Mayor Aguiar-Curry did a great job talking about the bridge tragedy and kudos go out to the City's public safety staff, public works staff and City staff. It was a tough day for a lot of people. From the first responders to the investigators to the numerous fire agencies, he is proud of the Winters Fire team who arrived at a very traumatic event with style and grace. Chief Gutierrez and Chief McAlister did a stellar job. Due to the unfortunate accident, there will be delays in the bridge project but the team is moving forward with Disney Construction. Council Member Fridae asked staff to look into memorializing the individuals involved in the accident in the construction of the bridge.

INFORMATION ONLY

ADJOURNMENT: Mayor Aguiar-Curry adjourned the meeting at 8:25 p.m. in honor of the Disney Construction team and deceased employees Glenn Hodgson and Marcus Powell.

Cecilia Aguiar-Curry, MAYOR

ATTEST:

Nanci G. Mills, City Clerk



STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: June 17, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Carol Scianna, Environmental Services Manager
SUBJECT: Amplified Sound Permit Application

RECOMMENDATION:

Approve the Amplified Sound Permit application for the annual Winters Friends of the Library Gazebo Concert Series at the gazebo in Rotary Park.

BACKGROUND:

The Winters Friends of the Library holds the concert series annually as a fundraiser as well as a community outreach opportunity. The concerts will be held on Thursday evenings throughout July, including the 10th, 17th, 24th and 31st from 7:00 p.m. to 8:30 p.m.

Per the Noise Ordinance, Council approval is required.

FISCAL IMPACT:

None

Date of Application: 6/02/2014

To City Council: 6/17/14

Name of Person(s)/ Organization: Winters Friends of the Library Contact: Carol Scianna
 Business Address: PO Box 963 Telephone: 530-795-2201
 Winters CA 95694
 Telephone:

Type of Event: Gazebo Concert Series

Purpose of Event: (ie; fundraiser, parade, festival, etc.): Fundraising, community outreach

Date/Time of Event: July 10, 17,24 & 31 From: 7:00pm To: 8:30pm

Location/Address of Event: Gazebo Stage

Rated Output of Amplifier in Watts: 60 Number of Speakers: 4

I have provided a list of and contacted all property owners adjacent to and within 300 feet of the event. Their approval of this event is indicated by their signature on the attached petition. Complaints about the sound will result in a warning and a request to reduce the volume. Additional complaints will result in the cessation of amplified sound. All amplified sound must be extinguished no later 10:00 p.m. pursuant to Winters Municipal Code Title VI; Chapter 7-Noise Control. Signing below certifies that all information contained within this application is correct. In the event that any of this information is found to be fraudulent, it may result in an automatic denial of this application.

Signature: *Carol Scianna*

For City Use Only

Proof of Insurance: N/A (Not City Property) Yes No

Rental Fee Paid: N/A (Not City Property) Yes No

Police Department: Approved Denied Date: _____

Authorized Signature: _____

City Council: Approved Denied Date: _____

Authorized Signature: _____

Date of Application: 6/10/14

To City Council: 6/17/14

Name of Person(s)/
Organization: Winters Outdoor Quilt Festival

Contact: ADINA

Business Address: c/o Cloth Carousel

Telephone: 707-372-1823

9 Main Street WINTERS

Telephone: 530-795-2580

Type of Event: Winters Outdoor Quilt + Textile Art Festival

- Small youth ensemble @ Rotary Park Gazebo

Purpose of Event: (ie; fundraiser, parade, festival, etc.):

Date/Time of Event: Saturday, June 21

From: 10A To: 4P

Location/Address of
Event: Rotary Park, Main Street,
Community Center

Rated Output of Amplifier in Watts: _____

Number of Speakers: 1-guitar
1-keyboard

I have provided a list of and contacted all property owners adjacent to and within 300 feet of the event. Their approval of this event is indicated by their signature on the attached petition. Complaints about the sound will result in a warning and a request to reduce the volume. Additional complaints will result in the cessation of amplified sound. All amplified sound must be extinguished no later 10:00 p.m. pursuant to Winters Municipal Code Title VI; Chapter 7-Noise Control. Signing below certifies that all information contained within this application is correct. In the event that any of this information is found to be fraudulent, it may result in an automatic denial of this application.

Signature: Adina Schwertfeger

For City Use Only

Proof of Insurance: N/A (Not City Property) Yes No

Rental Fee Paid: N/A (Not City Property) Yes No Park Reserved for Quilt Fest.

Police Department: Approved Denied Date: _____

Authorized Signature: _____

City Council: Approved Denied Date: _____

Authorized Signature: _____



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: June 17, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Carol Scianna, Environmental Services Manager *CS*
SUBJECT: Review of annual rate increase in accordance with the City's refuse franchise agreement with USA Waste of California, Inc. dba Waste Management of Winters

RECOMMENDATION: Staff recommends review of the annual rate increase in accordance with the franchise agreement with USA Waste of California, Inc. dba Waste Management of Winters to be effective July 1, 2014. The rate increase will raise residential and commercial rates by approximately 1.66 %.

BACKGROUND: As per the Franchise Agreement Contract the 2014 rate increase has been calculated based on the "Refuse Rate Index" (RRI) for the service portion of the rates. The new rates also include increases in tipping fees from Yolo County Landfill.

The typical bill for residents will increase from \$82.80 to \$84.20 per month and the commercial rate for a 3 yard bin service will go from \$175.51 to \$178.28 per month. .

FISCAL IMPACT: Increase in franchise fees collected by the City and increase of rates to service customers.



**CITY OF WINTERS
PRICE INCREASE
EFFECTIVE JULY 1, 2014**

5/28/2014

**SINGLE FAMILY COLLECTION SERVICES
SOLID WASTE COLLECTION**

	Rates Effective 7/1/13				Rates Effective 7/1/14				
	Disposal	Service	Franchise Fee	Total	Disposal	Service	Franchise Fee	Total	
1 - 32 gallon	\$0.81	\$13.51	\$2.53	\$16.85	\$0.83	\$13.72	\$2.57	\$17.12	1.60%
2 - 32 gallon	\$1.62	\$21.50	\$4.08	\$27.20	\$1.67	\$21.83	\$4.15	\$27.65	1.65%
3 - 32 gallon	\$2.43	\$29.50	\$5.63	\$37.56	\$2.50	\$29.95	\$5.73	\$38.18	1.65%
1 - 64 gallon	\$1.21	\$15.99	\$3.04	\$20.24	\$1.24	\$16.23	\$3.08	\$20.55	1.53%
2 - 64 gallon	\$2.43	\$27.98	\$5.37	\$35.78	\$2.50	\$28.41	\$5.45	\$36.36	1.62%
3 - 64 gallon	\$3.65	\$39.99	\$7.70	\$51.34	\$3.75	\$40.60	\$7.83	\$52.18	1.64%
1 - 96 gallon	\$2.02	\$20.42	\$3.96	\$26.40	\$2.08	\$20.73	\$4.03	\$26.84	1.67%
2 - 96 gallon	\$4.06	\$35.93	\$7.06	\$47.05	\$4.17	\$36.48	\$7.17	\$47.82	1.64%
3 - 96 gallon	\$6.08	\$51.45	\$10.15	\$67.68	\$6.25	\$52.24	\$10.32	\$68.81	1.67%

RECYCLING

1 - 96 gallon	\$0.00	\$2.30	\$0.41	\$2.71	\$0.00	\$2.34	\$0.41	\$2.75	1.48%
2 - 96 gallon	\$0.00	\$5.66	\$1.00	\$6.66	\$0.00	\$5.75	\$1.01	\$6.76	1.50%

GREEN WASTE

Loose Piles	\$2.00	\$4.08	\$1.07	\$7.15	\$2.06	\$4.14	\$1.09	\$7.29	1.96%
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LARGE ITEM COLLECTION

5 Cu Yds	\$0.81	\$2.88	\$0.65	\$4.34	\$0.83	\$2.92	\$0.66	\$4.41	1.61%
Add'l 1 Cu Yd	\$2.02	\$14.41	\$2.90	\$19.33	\$2.08	\$14.63	\$2.95	\$19.66	1.71%

OTHER SERVICES

Add'l 1 Cu Yd	\$2.02	\$14.41	\$2.90	\$19.33	\$2.08	\$14.63	\$2.95	\$19.66	1.71%
32 gallon Cart Exchange/Delivery	\$0.00	\$5.02	\$0.89	\$5.91	\$0.00	\$5.10	\$0.90	\$6.00	1.52%
64 gallon Cart Exchange/Delivery	\$0.00	\$5.02	\$0.89	\$5.91	\$0.00	\$5.10	\$0.90	\$6.00	1.52%
96 gallon Cart Exchange/Delivery	\$0.00	\$5.02	\$0.89	\$5.91	\$0.00	\$5.10	\$0.90	\$6.00	1.52%

SPECIAL SERVICE FEES

Backyard Charge	\$0.00	\$8.96	\$1.58	\$10.54	\$0.00	\$9.10	\$1.61	\$10.71	1.61%
On-call bulky items pickup	\$0.00	\$16.78	\$2.96	\$19.74	\$0.00	\$17.04	\$3.01	\$20.05	1.57%
Vacation Stop/Restart	\$0.00	\$55.91	\$9.87	\$65.78	\$0.00	\$56.77	\$10.02	\$66.79	1.54%

*** RRI Adjusted



**CITY OF WINTERS
PRICE INCREASE
EFFECTIVE JULY 1, 2014**

5/28/2014

**MULTI FAMILY COLLECTION SERVICES
SOLID WASTE COLLECTION**

	Rates Effective 7/1/13				Rates Effective 7/1/14				
	Disposal	Service	Franchise Fee	Total	Disposal	Service	Franchise Fee	Total	
1 yd 1X week	\$2.03	\$47.69	\$8.77	\$58.49	\$2.09	\$48.42	\$8.91	\$59.42	1.59%
1 yd 2X week	\$4.06	\$95.42	\$17.56	\$117.04	\$4.17	\$96.88	\$17.83	\$118.88	1.57%
1 yd 3X week	\$6.08	\$143.10	\$26.33	\$175.51	\$6.25	\$145.29	\$26.74	\$178.28	1.58%
1 yd 4X week	\$8.10	\$190.79	\$35.10	\$233.99	\$8.33	\$193.71	\$35.65	\$237.69	1.58%
1 yd 5X week	\$10.13	\$238.50	\$43.88	\$292.51	\$10.41	\$242.15	\$44.57	\$297.13	1.58%
1 yd 6X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%
1 yd 7X week	\$14.18	\$333.89	\$61.42	\$409.49	\$14.57	\$339.00	\$62.39	\$415.96	1.58%
2 yd 1X week	\$4.06	\$95.42	\$17.56	\$117.04	\$4.17	\$96.88	\$17.83	\$118.88	1.57%
2 yd 2X week	\$8.10	\$190.79	\$35.10	\$233.99	\$8.33	\$193.71	\$35.65	\$237.69	1.58%
2 yd 3X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%
2 yd 4X week	\$16.21	\$381.60	\$70.20	\$468.01	\$16.66	\$387.44	\$71.31	\$475.41	1.58%
2 yd 5X week	\$20.25	\$477.01	\$87.75	\$585.01	\$20.81	\$484.31	\$89.14	\$594.26	1.58%
2 yd 6X week	\$24.31	\$572.40	\$105.30	\$702.01	\$24.99	\$581.16	\$106.97	\$713.12	1.58%
2 yd 7X week	\$28.36	\$667.80	\$122.85	\$819.01	\$29.15	\$678.02	\$124.79	\$831.96	1.58%
3 yd 1X week	\$6.08	\$143.10	\$26.33	\$175.51	\$6.25	\$145.29	\$26.74	\$178.28	1.58%
3 yd 2X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%
3 yd 3X week	\$18.24	\$429.31	\$78.98	\$526.53	\$18.75	\$435.88	\$80.23	\$534.86	1.58%
3 yd 4X week	\$24.31	\$572.40	\$105.30	\$702.01	\$24.99	\$581.16	\$106.97	\$713.12	1.58%
3 yd 5X week	\$30.39	\$715.50	\$131.63	\$877.52	\$31.23	\$726.45	\$133.71	\$891.39	1.58%
3 yd 6X week	\$36.47	\$858.60	\$157.95	\$1,053.02	\$37.48	\$871.74	\$160.45	\$1,069.67	1.58%
3 yd 7X week	\$42.56	\$1,001.70	\$184.28	\$1,228.54	\$43.74	\$1,017.03	\$187.19	\$1,247.96	1.58%
4 yd 1X week	\$8.10	\$190.79	\$35.10	\$233.99	\$8.33	\$193.71	\$35.65	\$237.69	1.58%
4 yd 2X week	\$16.21	\$381.60	\$70.20	\$468.01	\$16.66	\$387.44	\$71.31	\$475.41	1.58%
4 yd 3X week	\$24.31	\$572.40	\$105.30	\$702.01	\$24.99	\$581.16	\$106.97	\$713.12	1.58%
4 yd 4X week	\$32.41	\$763.20	\$140.40	\$938.01	\$33.31	\$774.88	\$142.62	\$950.81	1.58%
4 yd 5X week	\$40.51	\$954.01	\$175.50	\$1,170.02	\$41.64	\$968.61	\$178.28	\$1,188.53	1.58%
4 yd 6X week	\$48.63	\$1,144.81	\$210.61	\$1,404.05	\$49.98	\$1,162.33	\$213.94	\$1,426.25	1.58%
4 yd 7X week	\$56.74	\$1,335.80	\$245.71	\$1,638.05	\$58.32	\$1,356.03	\$249.59	\$1,663.94	1.58%
5 yd 1X week	\$10.13	\$238.50	\$43.88	\$292.51	\$10.41	\$242.15	\$44.57	\$297.13	1.58%
5 yd 2X week	\$20.25	\$477.01	\$87.75	\$585.01	\$20.81	\$484.31	\$89.14	\$594.26	1.58%
5 yd 3X week	\$30.39	\$715.50	\$131.63	\$877.52	\$31.23	\$726.45	\$133.71	\$891.39	1.58%
5 yd 4X week	\$40.51	\$954.01	\$175.50	\$1,170.02	\$41.64	\$968.61	\$178.28	\$1,188.53	1.58%
5 yd 5X week	\$50.66	\$1,192.50	\$219.38	\$1,462.54	\$52.07	\$1,210.75	\$222.85	\$1,485.67	1.58%
5 yd 6X week	\$60.78	\$1,431.01	\$263.26	\$1,755.05	\$62.47	\$1,452.90	\$267.42	\$1,782.79	1.58%
5 yd 7X week	\$70.91	\$1,669.50	\$307.13	\$2,047.54	\$72.88	\$1,695.04	\$311.99	\$2,079.91	1.58%
6 yd 1X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%
6 yd 2X week	\$24.31	\$572.40	\$105.30	\$702.01	\$24.99	\$581.16	\$106.97	\$713.12	1.58%
6 yd 3X week	\$36.47	\$858.60	\$157.95	\$1,053.02	\$37.48	\$871.74	\$160.45	\$1,069.67	1.58%
6 yd 4X week	\$48.63	\$1,144.81	\$210.61	\$1,404.05	\$49.98	\$1,162.33	\$213.94	\$1,426.25	1.58%
6 yd 5X week	\$60.78	\$1,431.01	\$263.26	\$1,755.05	\$62.47	\$1,452.90	\$267.42	\$1,782.79	1.58%
6 yd 6X week	\$72.93	\$1,717.22	\$315.91	\$2,106.06	\$74.96	\$1,743.49	\$320.90	\$2,139.35	1.58%
6 yd 7X week	\$85.09	\$2,003.41	\$368.56	\$2,457.06	\$87.46	\$2,034.06	\$374.39	\$2,495.91	1.58%

*** RRI Adjusted



**CITY OF WINTERS
PRICE INCREASE
EFFECTIVE JULY 1, 2014**

5/28/2014

**MULTI FAMILY COLLECTION SERVICES
PUSH RATES**

	Rates Effective 7/1/13				Rates Effective 7/1/14					
	Disposal	Service	Franchise Fee	Total	Disposal	Service	Franchise Fee	Total		
0-25 feet 1X week	\$0.00	\$2.07	\$0.37	\$2.44	\$0.00	\$2.10	\$0.37	\$2.47	1.23%	
0-25 feet 2X week	\$0.00	\$4.15	\$0.73	\$4.88	\$0.00	\$4.21	\$0.74	\$4.95	1.43%	
0-25 feet 3X week	\$0.00	\$6.19	\$1.09	\$7.28	\$0.00	\$6.28	\$1.11	\$7.39	1.51%	
0-25 feet 4X week	\$0.00	\$8.26	\$1.46	\$9.72	\$0.00	\$8.39	\$1.48	\$9.87	1.54%	
0-25 feet 5X week	\$0.00	\$10.33	\$1.82	\$12.15	\$0.00	\$10.49	\$1.85	\$12.34	1.56%	
0-25 feet 6X week	\$0.00	\$12.40	\$2.19	\$14.59	\$0.00	\$12.59	\$2.22	\$14.81	1.51%	
0-25 feet 7X week	\$0.00	\$14.45	\$2.55	\$17.00	\$0.00	\$14.67	\$2.59	\$17.26	1.53%	
26-50 feet 1X week	\$0.00	\$2.34	\$0.41	\$2.75	\$0.00	\$2.38	\$0.42	\$2.80	1.82%	
26-50 feet 2X week	\$0.00	\$4.66	\$0.82	\$5.48	\$0.00	\$4.73	\$0.83	\$5.56	1.46%	
26-50 feet 3X week	\$0.00	\$6.97	\$1.23	\$8.20	\$0.00	\$7.08	\$1.25	\$8.33	1.59%	
26-50 feet 4X week	\$0.00	\$9.29	\$1.64	\$10.93	\$0.00	\$9.43	\$1.66	\$11.09	1.46%	
26-50 feet 5X week	\$0.00	\$11.62	\$2.05	\$13.67	\$0.00	\$11.80	\$2.08	\$13.88	1.54%	
26-50 feet 6X week	\$0.00	\$13.94	\$2.46	\$16.40	\$0.00	\$14.15	\$2.50	\$16.65	1.52%	
26-50 feet 7X week	\$0.00	\$16.27	\$2.87	\$19.14	\$0.00	\$16.52	\$2.92	\$19.44	1.57%	
51-75 feet 1X week	\$0.00	\$2.58	\$0.46	\$3.04	\$0.00	\$2.62	\$0.46	\$3.08	1.32%	
51-75 feet 2X week	\$0.00	\$5.16	\$0.91	\$6.07	\$0.00	\$5.24	\$0.92	\$6.16	1.48%	
51-75 feet 3X week	\$0.00	\$7.75	\$1.37	\$9.12	\$0.00	\$7.87	\$1.39	\$9.26	1.54%	
51-75 feet 4X week	\$0.00	\$10.33	\$1.82	\$12.15	\$0.00	\$10.49	\$1.85	\$12.34	1.56%	
51-75 feet 5X week	\$0.00	\$12.92	\$2.28	\$15.20	\$0.00	\$13.12	\$2.32	\$15.44	1.58%	
51-75 feet 6X week	\$0.00	\$15.49	\$2.73	\$18.22	\$0.00	\$15.73	\$2.78	\$18.51	1.59%	
51-75 feet 7X week	\$0.00	\$18.07	\$3.19	\$21.26	\$0.00	\$18.35	\$3.24	\$21.59	1.55%	
76+ feet 1X week	\$0.00	\$3.10	\$0.55	\$3.65	\$0.00	\$3.15	\$0.56	\$3.71	1.64%	
76+ feet 2X week	\$0.00	\$6.19	\$1.09	\$7.28	\$0.00	\$6.28	\$1.11	\$7.39	1.51%	
76+ feet 3X week	\$0.00	\$9.29	\$1.64	\$10.93	\$0.00	\$9.43	\$1.66	\$11.09	1.46%	
76+ feet 4X week	\$0.00	\$12.40	\$2.19	\$14.59	\$0.00	\$12.59	\$2.22	\$14.81	1.51%	
76+ feet 5X week	\$0.00	\$15.49	\$2.73	\$18.22	\$0.00	\$15.73	\$2.78	\$18.51	1.59%	
76+ feet 6X week	\$0.00	\$18.60	\$3.28	\$21.88	\$0.00	\$18.88	\$3.33	\$22.21	1.51%	
76+ feet 7X week	\$0.00	\$21.69	\$3.83	\$25.52	\$0.00	\$22.02	\$3.89	\$25.91	1.53%	
ADDITIONAL SERVICES										
Cleaning in excess of 1/yr	\$0.00	\$83.86	\$14.80	\$98.66	\$0.00	\$85.14	\$15.02	\$100.16	1.52%	
Exchange in excess of 1/yr	\$0.00	\$55.91	\$9.87	\$65.78	\$0.00	\$56.77	\$10.02	\$66.79	1.54%	
LARGE COLLECTION SERVICE										
Per cubic yard	\$0.00	\$16.78	\$2.96	\$19.74	\$0.00	\$17.04	\$3.01	\$20.05	1.57%	
SPECIAL SERVICE FEES										
Key/Unlock charges	\$0.00	\$3.36	\$0.59	\$3.95	\$0.00	\$3.41	\$0.60	\$4.01	1.52%	
Vacation Stop/Restart	\$0.00	\$55.91	\$9.87	\$65.78	\$0.00	\$56.77	\$10.02	\$66.79	1.54%	
Gate service charges	\$0.00	\$4.47	\$0.79	\$5.26	\$0.00	\$4.54	\$0.80	\$5.34	1.52%	
Long walk charges (20 ft or more)	\$0.00	\$8.96	\$1.58	\$10.54	\$0.00	\$9.10	\$1.61	\$10.71	1.61%	
Bad Check Fee								\$25.00		
Excess yardage fee								\$35.00		
Recycle Contamination Fee 75% of Monthly Trash Rate								See Comments		
Late Payment, minimum charge								\$5.00		
Finance Fee								2.50%		
SOILD WASTE RATES										
COMMERCIAL COLLECTION SERVICES										
1 yd 1X week	\$2.02	\$47.70	\$8.77	\$58.49	\$2.08	\$48.43	\$8.91	\$59.42	1.59%	
1 yd 2X week	\$4.06	\$95.42	\$17.56	\$117.04	\$4.17	\$96.88	\$17.83	\$118.88	1.57%	
1 yd 3X week	\$6.08	\$143.10	\$26.33	\$175.51	\$6.25	\$145.29	\$26.74	\$178.28	1.58%	
1 yd 4X week	\$8.10	\$190.79	\$35.10	\$233.99	\$8.33	\$193.71	\$35.65	\$237.69	1.58%	
1 yd 5X week	\$10.13	\$238.50	\$43.88	\$292.51	\$10.41	\$242.15	\$44.57	\$297.13	1.58%	
1 yd 6X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%	
1 yd 7X week	\$14.18	\$333.89	\$61.42	\$409.49	\$14.57	\$339.00	\$62.39	\$415.96	1.58%	

*** RRI Adjusted



**CITY OF WINTERS
PRICE INCREASE
EFFECTIVE JULY 1, 2014**

5/28/2014

COMMERCIAL COLLECTION SERVICES

	Rates Effective 7/1/13				Rates Effective 7/1/14				
	Disposal	Service	Franchise Fee	Total	Disposal	Service	Franchise Fee	Total	
SOLID WASTE COLLECTION									
1.5 yd 1X week	\$3.23	\$71.31	\$13.15	\$87.69	\$3.32	\$72.40	\$13.36	\$89.08	1.59%
1.5 yd 2X week	\$6.08	\$143.10	\$26.33	\$175.51	\$6.25	\$145.29	\$26.74	\$178.28	1.58%
1.5 yd 3X week	\$9.32	\$214.41	\$39.48	\$263.21	\$9.58	\$217.69	\$40.11	\$267.38	1.58%
1.5 yd 4X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%
1.5 yd 5X week	\$15.40	\$357.51	\$65.81	\$438.72	\$15.83	\$362.98	\$66.85	\$445.66	1.58%
1.5 yd 6X week	\$18.24	\$429.31	\$78.98	\$526.53	\$18.75	\$435.88	\$80.23	\$534.86	1.58%
1.5 yd 7X week	\$21.47	\$500.62	\$92.13	\$614.22	\$22.07	\$508.28	\$93.59	\$623.94	1.58%
2 yd 1X week	\$4.06	\$95.42	\$17.56	\$117.04	\$4.17	\$96.88	\$17.83	\$118.88	1.57%
2 yd 2X week	\$8.10	\$190.79	\$35.10	\$233.99	\$8.33	\$193.71	\$35.65	\$237.69	1.58%
2 yd 3X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%
2 yd 4X week	\$16.21	\$381.60	\$70.20	\$468.01	\$16.66	\$387.44	\$71.31	\$475.41	1.58%
2 yd 5X week	\$20.25	\$477.01	\$87.75	\$585.01	\$20.81	\$484.31	\$89.14	\$594.26	1.58%
2 yd 6X week	\$24.31	\$572.40	\$105.30	\$702.01	\$24.99	\$581.16	\$106.97	\$713.12	1.58%
2 yd 7X week	\$28.36	\$667.80	\$122.85	\$819.01	\$29.15	\$678.02	\$124.79	\$831.96	1.58%
3 yd 1X week	\$6.08	\$143.10	\$26.33	\$175.51	\$6.25	\$145.29	\$26.74	\$178.28	1.58%
3 yd 2X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%
3 yd 3X week	\$18.24	\$429.31	\$78.98	\$526.53	\$18.75	\$435.88	\$80.23	\$534.86	1.58%
3 yd 4X week	\$24.31	\$572.40	\$105.30	\$702.01	\$24.99	\$581.16	\$106.97	\$713.12	1.58%
3 yd 5X week	\$30.39	\$715.50	\$131.63	\$877.52	\$31.23	\$726.45	\$133.71	\$891.39	1.58%
3 yd 6X week	\$36.47	\$858.60	\$157.95	\$1,053.02	\$37.48	\$871.74	\$160.45	\$1,069.67	1.58%
3 yd 7X week	\$42.56	\$1,001.70	\$184.28	\$1,228.54	\$43.74	\$1,017.03	\$187.19	\$1,247.96	1.58%
4 yd 1X week	\$8.10	\$190.79	\$35.10	\$233.99	\$8.33	\$193.71	\$35.65	\$237.69	1.58%
4 yd 2X week	\$16.21	\$381.60	\$70.20	\$468.01	\$16.66	\$387.44	\$71.31	\$475.41	1.58%
4 yd 3X week	\$24.31	\$572.40	\$105.30	\$702.01	\$24.99	\$581.16	\$106.97	\$713.12	1.58%
4 yd 4X week	\$32.41	\$763.20	\$140.40	\$936.01	\$33.31	\$774.88	\$142.62	\$950.81	1.58%
4 yd 5X week	\$40.51	\$954.01	\$175.50	\$1,170.02	\$41.64	\$968.61	\$178.28	\$1,188.53	1.58%
4 yd 6X week	\$48.63	\$1,144.81	\$210.61	\$1,404.05	\$49.98	\$1,162.33	\$213.94	\$1,426.25	1.58%
4 yd 7X week	\$56.74	\$1,335.60	\$245.71	\$1,638.05	\$58.32	\$1,356.03	\$249.59	\$1,663.94	1.58%
5 yd 1X week	\$10.13	\$238.50	\$43.88	\$292.51	\$10.41	\$242.15	\$44.57	\$297.13	1.58%
5 yd 2X week	\$20.25	\$477.01	\$87.75	\$585.01	\$20.81	\$484.31	\$89.14	\$594.26	1.58%
5 yd 3X week	\$30.39	\$715.50	\$131.63	\$877.52	\$31.23	\$726.45	\$133.71	\$891.39	1.58%
5 yd 4X week	\$40.51	\$954.01	\$175.50	\$1,170.02	\$41.64	\$968.61	\$178.28	\$1,188.53	1.58%
5 yd 5X week	\$50.66	\$1,192.50	\$219.38	\$1,462.54	\$52.07	\$1,210.75	\$222.85	\$1,485.67	1.58%
5 yd 6X week	\$60.78	\$1,431.01	\$263.26	\$1,755.05	\$62.47	\$1,452.90	\$267.42	\$1,782.79	1.58%
5 yd 7X week	\$70.91	\$1,669.50	\$307.13	\$2,047.54	\$72.88	\$1,695.04	\$311.99	\$2,079.91	1.58%
6 yd 1X week	\$12.16	\$286.21	\$52.65	\$351.02	\$12.50	\$290.59	\$53.49	\$356.58	1.58%
6 yd 2X week	\$24.31	\$572.40	\$105.30	\$702.01	\$24.99	\$581.16	\$106.97	\$713.12	1.58%
6 yd 3X week	\$36.47	\$858.60	\$157.95	\$1,053.02	\$37.48	\$871.74	\$160.45	\$1,069.67	1.58%
6 yd 4X week	\$48.63	\$1,144.81	\$210.61	\$1,404.05	\$49.98	\$1,162.33	\$213.94	\$1,426.25	1.58%
6 yd 5X week	\$60.78	\$1,431.01	\$263.26	\$1,755.05	\$62.47	\$1,452.90	\$267.42	\$1,782.79	1.58%
6 yd 6X week	\$72.93	\$1,717.22	\$315.91	\$2,106.06	\$74.96	\$1,743.49	\$320.90	\$2,139.35	1.58%
6 yd 7X week	\$85.09	\$2,003.41	\$368.56	\$2,457.06	\$87.46	\$2,034.06	\$374.39	\$2,495.91	1.58%
96 gallon cart 1X week	\$2.02	\$34.57	\$6.46	\$43.05	\$2.08	\$35.10	\$6.56	\$43.74	1.60%
96 gallon cart 2X week	\$4.06	\$69.15	\$12.92	\$86.13	\$4.17	\$70.21	\$13.13	\$87.51	1.60%
96 gallon cart 3X week	\$6.08	\$103.73	\$19.38	\$129.19	\$6.25	\$105.32	\$19.69	\$131.26	1.60%
96 gallon cart 4X week	\$8.10	\$138.30	\$25.84	\$172.24	\$8.33	\$140.42	\$26.25	\$175.00	1.60%
96 gallon cart 5X week	\$10.13	\$172.88	\$32.30	\$215.31	\$10.41	\$175.53	\$32.81	\$218.75	1.60%
96 gallon cart 6X week	\$12.16	\$207.44	\$38.75	\$258.35	\$12.50	\$210.61	\$39.37	\$262.48	1.60%
96 gallon cart 7X week	\$14.18	\$242.03	\$45.21	\$301.42	\$14.57	\$245.73	\$45.94	\$306.24	1.60%

*** RRI Adjusted



**CITY OF WINTERS
PRICE INCREASE
EFFECTIVE JULY 1, 2014**

5/28/2014

COMMERCIAL COLLECTION SERVICES

	Rates Effective 7/1/13				Rates Effective 7/1/14				
	Disposal	Service	Franchise Fee	Total	Disposal	Service	Franchise Fee	Total	
SOLID WASTE COLLECTION									
20yd compactor 1X week	\$121.55	\$243.23	\$64.37	\$429.15	\$124.93	\$246.95	\$65.63	\$437.51	1.95%
20yd compactor 2X week	\$243.13	\$486.47	\$128.75	\$858.35	\$249.89	\$493.91	\$131.26	\$875.06	1.95%
20yd compactor 3X week	\$364.69	\$729.70	\$193.13	\$1,287.52	\$374.83	\$740.86	\$196.89	\$1,312.58	1.95%
20yd compactor 4X week	\$486.25	\$972.92	\$257.50	\$1,716.67	\$499.77	\$987.81	\$262.51	\$1,750.09	1.95%
20yd compactor 5X week	\$607.82	\$1,216.15	\$321.88	\$2,145.85	\$624.72	\$1,234.76	\$328.14	\$2,187.62	1.95%
20yd compactor 6X week	\$729.37	\$1,459.37	\$386.25	\$2,574.99	\$749.65	\$1,481.70	\$393.77	\$2,625.12	1.95%
20yd compactor 7X week	\$850.95	\$1,702.62	\$450.63	\$3,004.20	\$874.61	\$1,728.67	\$459.40	\$3,062.68	1.95%
30yd compactor 1X week	\$182.34	\$243.23	\$75.10	\$500.67	\$187.41	\$246.95	\$76.65	\$511.01	2.07%
30yd compactor 2X week	\$364.69	\$486.47	\$150.20	\$1,001.36	\$374.83	\$493.91	\$153.31	\$1,022.05	2.07%
30yd compactor 3X week	\$547.03	\$729.70	\$225.31	\$1,502.04	\$562.24	\$740.86	\$229.96	\$1,533.06	2.07%
30yd compactor 4X week	\$729.37	\$972.92	\$300.40	\$2,002.69	\$749.65	\$987.81	\$306.61	\$2,044.07	2.07%
30yd compactor 5X week	\$911.71	\$1,216.15	\$375.50	\$2,503.36	\$937.06	\$1,234.76	\$383.26	\$2,555.08	2.07%
30yd compactor 6X week	\$1,094.06	\$1,459.38	\$450.61	\$3,004.05	\$1,124.47	\$1,481.71	\$459.91	\$3,066.09	2.07%
30yd compactor 7X week	\$1,276.40	\$1,702.62	\$525.71	\$3,504.73	\$1,311.88	\$1,728.67	\$536.57	\$3,577.12	2.07%
0-25 feet 1X week	\$0.00	\$2.07	\$0.37	\$2.44	\$0.00	\$2.10	\$0.37	\$2.47	1.23%
0-25 feet 2X week	\$0.00	\$4.15	\$0.73	\$4.88	\$0.00	\$4.21	\$0.74	\$4.95	1.43%
0-25 feet 3X week	\$0.00	\$6.19	\$1.09	\$7.28	\$0.00	\$6.28	\$1.11	\$7.39	1.51%
0-25 feet 4X week	\$0.00	\$8.26	\$1.46	\$9.72	\$0.00	\$8.39	\$1.48	\$9.87	1.54%
0-25 feet 5X week	\$0.00	\$10.33	\$1.82	\$12.15	\$0.00	\$10.49	\$1.85	\$12.34	1.56%
0-25 feet 6X week	\$0.00	\$12.40	\$2.19	\$14.59	\$0.00	\$12.59	\$2.22	\$14.81	1.51%
0-25 feet 7X week	\$0.00	\$14.45	\$2.55	\$17.00	\$0.00	\$14.67	\$2.59	\$17.26	1.53%
PUSH RATES									
26-50 feet 1X week	\$0.00	\$2.34	\$0.41	\$2.75	\$0.00	\$2.38	\$0.42	\$2.80	1.82%
26-50 feet 2X week	\$0.00	\$4.66	\$0.82	\$5.48	\$0.00	\$4.73	\$0.83	\$5.56	1.46%
26-50 feet 3X week	\$0.00	\$6.97	\$1.23	\$8.20	\$0.00	\$7.08	\$1.25	\$8.33	1.59%
26-50 feet 4X week	\$0.00	\$9.29	\$1.64	\$10.93	\$0.00	\$9.43	\$1.66	\$11.09	1.46%
26-50 feet 5X week	\$0.00	\$11.62	\$2.05	\$13.67	\$0.00	\$11.80	\$2.08	\$13.88	1.54%
26-50 feet 6X week	\$0.00	\$13.94	\$2.46	\$16.40	\$0.00	\$14.15	\$2.50	\$16.65	1.52%
26-50 feet 7X week	\$0.00	\$16.27	\$2.87	\$19.14	\$0.00	\$16.52	\$2.92	\$19.44	1.57%
51-75 feet 1X week	\$0.00	\$2.58	\$0.46	\$3.04	\$0.00	\$2.62	\$0.46	\$3.08	1.32%
51-75 feet 2X week	\$0.00	\$5.16	\$0.91	\$6.07	\$0.00	\$5.24	\$0.92	\$6.16	1.48%
51-75 feet 3X week	\$0.00	\$7.75	\$1.37	\$9.12	\$0.00	\$7.87	\$1.39	\$9.26	1.54%
51-75 feet 4X week	\$0.00	\$10.33	\$1.82	\$12.15	\$0.00	\$10.49	\$1.85	\$12.34	1.56%
51-75 feet 5X week	\$0.00	\$12.92	\$2.28	\$15.20	\$0.00	\$13.12	\$2.32	\$15.44	1.58%
51-75 feet 6X week	\$0.00	\$15.49	\$2.73	\$18.22	\$0.00	\$15.73	\$2.78	\$18.51	1.59%
51-75 feet 7X week	\$0.00	\$18.07	\$3.19	\$21.26	\$0.00	\$18.35	\$3.24	\$21.59	1.55%
76+ feet 1X week	\$0.00	\$3.10	\$0.55	\$3.65	\$0.00	\$3.15	\$0.56	\$3.71	1.64%
76+ feet 2X week	\$0.00	\$6.19	\$1.09	\$7.28	\$0.00	\$6.28	\$1.11	\$7.39	1.51%
76+ feet 3X week	\$0.00	\$9.29	\$1.64	\$10.93	\$0.00	\$9.43	\$1.66	\$11.09	1.46%
76+ feet 4X week	\$0.00	\$12.40	\$2.19	\$14.59	\$0.00	\$12.59	\$2.22	\$14.81	1.51%
76+ feet 5X week	\$0.00	\$15.49	\$2.73	\$18.22	\$0.00	\$15.73	\$2.78	\$18.51	1.59%
76+ feet 6X week	\$0.00	\$18.60	\$3.28	\$21.88	\$0.00	\$18.88	\$3.33	\$22.21	1.51%
76+ feet 7X week	\$0.00	\$21.69	\$3.83	\$25.52	\$0.00	\$22.02	\$3.89	\$25.91	1.53%
ADDITIONAL SERVICES									
Cleaning in excess of 1/yr	\$0.00	\$83.86	\$14.80	\$98.66	\$0.00	\$85.14	\$15.02	\$100.16	1.52%
Bin Exchange in excess of 1/yr	\$0.00	\$55.91	\$9.87	\$65.78	\$0.00	\$56.77	\$10.02	\$66.79	1.54%
Cart Exchange in excess of 1/yr	\$0.00	\$16.78	\$2.96	\$19.74	\$0.00	\$17.04	\$3.01	\$20.05	1.57%

*** RRI Adjusted

**CITY OF WINTERS
PRICE INCREASE
EFFECTIVE JULY 1, 2014**

	Allowable Tons	Rates Effective 7/1/13			
		Disposal	Service	Franchise Fee	Total
Roll Off - MSW					
10 cubic yards	1.75	\$70.91	\$125.68	\$34.69	\$231.28
20 cubic yards	3	\$141.83	\$251.37	\$69.39	\$462.59
25 cubic yards	4	\$177.49	\$288.98	\$82.32	\$548.79
30 cubic yards	5	\$212.73	\$314.65	\$93.07	\$620.45
35 cubic yards	6	\$248.39	\$342.96	\$104.36	\$695.71
40 cubic yards	7	\$283.64	\$364.24	\$114.33	\$762.21

	MSW Disposal	Rates Effective 7/1/14		
		Service	Franchise Fee	Total
	\$72.88	\$127.60	\$35.38	\$235.86
	\$145.77	\$255.22	\$70.76	\$471.75
	\$182.42	\$293.40	\$83.97	\$559.79
	\$218.64	\$319.46	\$94.96	\$633.06
	\$255.30	\$348.21	\$106.50	\$710.01
	\$291.53	\$369.81	\$116.71	\$778.05

	Allowable Tons	Rates Effective 7/1/13			
		Disposal	Service	Franchise Fee	Total
Roll Off - C&D					
10 cubic yards	1.75	\$96.76	\$127.60	\$19.14	\$243.50
20 cubic yards	3	\$165.88	\$255.22	\$38.28	\$459.39
25 cubic yards	4	\$221.18	\$293.40	\$44.01	\$558.59
30 cubic yards	5	\$276.47	\$319.46	\$47.92	\$643.85
35 cubic yards	6	\$331.76	\$348.21	\$52.23	\$732.21
40 cubic yards	7	\$387.06	\$369.81	\$55.47	\$812.34

	C&D Disposal	Rates Effective 7/1/14		
		Service	Franchise Fee	Total
	\$96.76	\$127.60	\$19.14	\$243.50
	\$165.88	\$255.22	\$38.28	\$459.39
	\$221.18	\$293.40	\$44.01	\$558.59
	\$276.47	\$319.46	\$47.92	\$643.85
	\$331.76	\$348.21	\$52.23	\$732.21
	\$387.06	\$369.81	\$55.47	\$812.34

	Allowable Tons	Rates Effective 7/1/13			
		Disposal	Service	Franchise Fee	Total
Roll Off - Green Waste					
10 cubic yards	1.75	\$65.88	\$127.60	\$18.85	\$212.33
20 cubic yards	3	\$112.94	\$255.22	\$37.71	\$405.87
25 cubic yards	4	\$150.59	\$293.40	\$43.35	\$487.34
30 cubic yards	5	\$188.24	\$319.46	\$47.20	\$554.89
35 cubic yards	6	\$225.88	\$348.21	\$51.44	\$625.54
40 cubic yards	7	\$263.53	\$369.81	\$54.64	\$687.98

	Green Waste Disposal	Rates Effective 7/1/14		
		Service	Franchise Fee	Total
	\$65.88	\$127.60	\$18.85	\$212.33
	\$112.94	\$255.22	\$37.71	\$405.87
	\$150.59	\$293.40	\$43.35	\$487.34
	\$188.24	\$319.46	\$47.20	\$554.89
	\$225.88	\$348.21	\$51.44	\$625.54
	\$263.53	\$369.81	\$54.64	\$687.98

Ancillary Fees for Roll Off		Rates Effective 7/1/13	
Inactivity Fees - Charged on 8th day			
MSW Over Tonnage Charge per Ton			
C&D Over Tonnage Charge per Ton			
Green Waste Over Tonnage Charge per Ton			

Rates Effective 7/1/14	
	\$11.02
	\$49.07
	\$55.29
	\$37.45



**CITY OF WINTERS
PRICE INCREASE CALCULATION
EFFECTIVE JULY 1, 2014**

Category	Bureau of Labor Statistics Data Source	BLS Period	BLS Change	% Change	Item Weight	Weighted Percentage	Comments
Labor	CIU201S0000000001	Q4 13	120,000	2.04%	45.69%	0.93%	
		Q4 12	117,600				
Motor Fuel	WPU057303	Average April 2013- March 2014	314,825	3.44%	15.60%	0.54%	For the remaining annual rate adjustments beginning July 1, 2008 and thereafter, the RRI adjustment shall be the percentage change in the RRI from April of the prior year to March of the preceding year as contained in the most recent release of the source documents. Exhibit 2 reads: "The average change in each index is calculated on a twelve-month fiscal period in accordance with the terms of the contract"
		Average April 2012- March 2013	304,350				
		Average April 2013- March 2014	228,417	0.00%	6.90%	0.00%	
		Average April 2012- March 2013	228,417				
Vehicle Replacement	PCU336211336211	Average April 2013- March 2014	244,692	-0.53%	20.40%	-0.11%	
		Average April 2012- March 2013	245,992				
		Average April 2012- March 2013	245,992				
Vehicle Maintenance (Producer Price Index)	PCU3339243339243	Feb -14	144,407	1.46%	11.41%	0.17%	
		Feb - 13	142,336				
CPI All Items	CURRX000SA0						
Total adjustment						1.53%	

Franchise Fee 15%

**City of Winters
Yolo County Landfill
Landfill Disposal Increase
Effective July 1, 2013 through June 30, 2014**

MSW	
Yolo County Landfill	Rate per Ton
2014 Rate Effective 7/1/13	\$41.71
CPI Disposal Rate	2.78%
2014 Rate Effective 7/1/13	\$41.71

**Yolo County Landfill Rates
Provided by the County**

Greenwaste	
Yolo County Landfill	Rate per Ton
2014 Rate	\$32.00
2013 Rate	\$30.00
Point change	2.00
% Change	6.67%

C&D	
Yolo County Landfill	Rate per Ton
2014 Rate	\$47.00
2013 Rate	\$45.00
Point change	2.00
% Change	4.44%



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE : June 17, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nanci G. Mills, Director of Administrative Services, City Clerk *Nanci*
SUBJECT: Resolution 2014-21 Declaring Results of June 3, 2014 General Municipal Election

RECOMMENDATION:

Adopt Resolution 2014-21 Declaring the Results of the General Municipal Election Held in the City of Winters.

BACKGROUND:

The City of Winters holds an election each even year in conjunction with the Statewide General Election and is consolidated with Yolo County.

We held our election on June 3, 2014 for city council. The final results, which are reflected on Resolution 2014-21, are the certified election results for the City of Winters.

FISCAL IMPACT:

None by this action.

RESOLUTION No. 2014-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON
JUNE 3, 2014 DECLARING THE RESULT AND SUCH OTHER MATTERS AS
PROVIDED BY LAW**

WHEREAS, a General Municipal election was held and conducted in the City of Winters, County of Yolo, State of California, on Tuesday, the 3rd day of June, 2014, as required by law;

WHEREAS, notice of said election was given in time, form and manner as provided by law; that voting precincts were properly established; election officers were appointed and that in all respects the election was held and conducted and the votes cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, they Yolo County Elections Department canvassed the returns of the election and has certified the results to this City Council, the results are received, attached and made part hereof as "Exhibit A".

NOW, THEREFORE, the City Council of the City of Winters, California, does resolve, declare, determine and order as follows:

Section 1 The total number of ballots cast including absentee voters ballots was: 1,084 for the City Council, and

Section 2 That the names of persons voted for at the election for Member of the City Council are as follows:

Cecilia Aguiar-Curry
Pierre Neu
Harold Anderson
Bruce Guelden

That the names of persons voted for at the election for City Clerk are as follows:
Nanci Mills

That the names of persons voted for at the election for City Treasurer are as follows:

Michael Sebastian

That the measure voted upon at the election is as follows: MEASURE Q

Section 3 That the number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidate and for and against the measure were as listed in Exhibit "A" attached.

Section 4: The City Council does declare and determine that:

Cecilia Aguiar-Curry was elected as Member of the City Council for the full term of four years; Pierre Neu was elected as Member of the City Council for the term of four years; Harold Anderson was elected a Member of the City Council for the full term of four years; Nanci Mills was elected as City Clerk for the full term of four years; Michael Sebastian was elected as City Treasurer for the full term of four years.

That as a result of the election, a majority of the voters voting on the measure relating to Transient Occupancy Tax (TOT) did vote in favor of it, and that the measure was carried, and shall be deemed adopted and ratified.

Section 5: The City Clerk shall enter on the records of the City Council of the City, a statement of the result of the election, showing (1) the whole number of ballots cast in the city; (2) the names of the person voted for; (3) the measure voted upon; (4) For what office each person was voted for; (5) the number of votes given at each precinct to each person, and for and against each measure; (6) the total number of votes given to each person, and for and against each measure.

Section 6: That the City Clerk shall immediately made and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to each person elected the Oath of Office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

Section 7: That the City Clerk shall certify to the passage and adoption of this resolution and enter in into the book of original resolutions.

PASSED AND ADOPTED ON June 17, 2014.

AYES:
NOES:
ABSTAIN:
ABSENT:

, Mayor

ATTEST:

Nanci G. Mills, City Clerk



Freddie Oakley, County Clerk Recorder

Yolo Elections Office

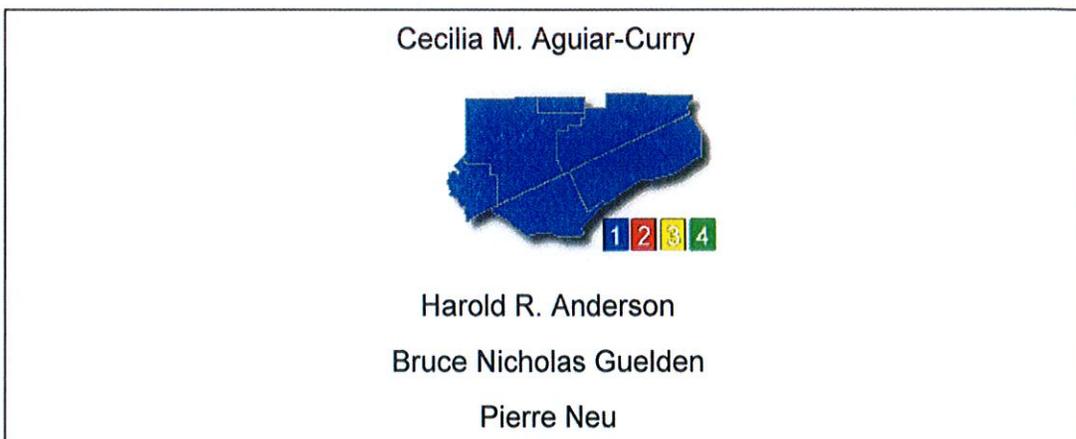
[Returns Index](#) | [Yolo Elections Homepage](#)

June 3, 2014 Member, City Council, City of Winters

Last updated: Jun. 11, 2014, 03:52 pm
Final, Official Returns
5 of 5 Precincts Reported (100.0%)

Member, City Council, City of Winters 3 Elected			
	Votes	Vote %	Ballot %
Cecilia M. Aguiar-Curry	730	31.7%	67.3% 
Pierre Neu	618	26.8%	57.0% 
Harold R. Anderson	595	25.8%	54.9% 
Bruce Nicholas Guelden	359	15.6%	33.1% 

Voters were able to cast more than one vote in this contest.
"Vote %" is the candidate's percentage of the total votes cast.
"Ballot %" is the candidate's percentage of total ballots voted and will not sum to 100%.



Precinct Breakdowns ("R" marks reporting precincts.)

Member, City Council, City of Winters				
Precinct	Aguiar-Curry	Neu	Anderson	Guelden

82	R Winters	170	170	124	86
83	R Winters	250	166	207	119
84	R Winters	100	96	93	52
85	R Winters	128	117	102	63
124	M Winters	82	69	69	39
Totals		730	618	595	359

Turnout: 1,084 of 3,367 Registered Voters (32.2%)

[Follow @yoloelections on Twitter](#) for election night updates on counting progress.

Please note: We use Twitter on election night to send update notifications. We do not monitor it or reply to posts.

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Yolo Elections Office

- Open Monday through Friday 8:00 a.m. – 5:00 p.m. -

Freddie Oakley
 Yolo County Clerk/Recorder

530.666.8133
 800.649.9943

[e-mail](#)

[complete contact information including driving directions](#)



Freddie Oakley, County Clerk Recorder

Yolo Elections Office

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June 3, 2014 City Clerk, City of Winters

Last updated: Jun. 11, 2014, 03:52 pm
Final, Official Returns
5 of 5 Precincts Reported (100.0%)

City Clerk, City of Winters		
	Votes	Percent
Nanci Mills	879	100.0% 

Precinct Breakdowns ("R" marks reporting precincts.)

City Clerk, City of Winters		
Precinct		Mills
82	R Winters	207
83	R Winters	283
84	R Winters	137
85	R Winters	158
124	M Winters	94
Totals		879

Turnout: 1,084 of 3,367 Registered Voters (32.2%)

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Freddie Oakley



Freddie Oakley, County Clerk Recorder

Yolo Elections Office

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June 3, 2014 City Treasurer, City of Winters

Last updated: Jun. 11, 2014, 03:52 pm
Final, Official Returns
5 of 5 Precincts Reported (100.0%)

City Treasurer, City of Winters		
	Votes	Percent
Michael J. Sebastian	884	100.0%

Precinct Breakdowns ("R" marks reporting precincts.)

City Treasurer, City of Winters		
Precinct		Sebastian
82	R Winters	210
83	R Winters	284
84	R Winters	130
85	R Winters	164
124	M Winters	96
Totals		884

Turnout: 1,084 of 3,367 Registered Voters (32.2%)

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Please note: We use Twitter on election night to send update notifications. We do not monitor it or reply to posts.

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Yolo Elections Office

- Open Monday through Friday 8:00 a.m. – 5:00 p.m. -

Freddie Oakley



Freddie Oakley, County Clerk Recorder

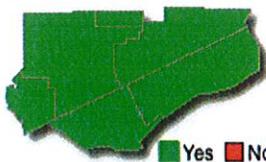
Yolo Elections Office

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June 3, 2014
Measure Q
Yolo County Returns Only

Last updated: Jun. 11, 2014, 03:52 pm
 Final, Official Returns
 5 of 5 Precincts Reported (100.0%)

Measure Q Transient Occupancy Tax Increase		
	Votes	Percent
Yes	619	59.2%
No	427	40.8%



Precinct Breakdowns
 ("R" marks reporting precincts.)

Measure Q: Transient Occupancy Tax Increase			
Precinct		Yes	No
82	R Winters	157	83
83	R Winters	192	144
84	R Winters	86	73
85	R Winters	120	71
124	M Winters	64	56
Totals		619	427

Turnout: 1,084 of 3,367 Registered Voters (32.2%)

[Follow @yoloelections on Twitter](#) for election night updates on counting progress.

Please note: We use Twitter on election night to send update notifications. We do not monitor it or reply to posts.



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: June 17, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Carol Scianna, Environmental Services Manager
SUBJECT: BSK Consultant Services Agreement for Environmental for Phase 1 and 2 Site Investigation

RECOMMENDATION: Staff recommends approval of Consultant Service Agreement with BSK Associates for Phase and Phase2 Site Investigation in the amount not to exceed \$129,969

BACKGROUND: As part of the Environmental work related to the PG & E Training Facility Project some contamination was discovered on the property. As stated in the proposal from BSK they will conduct expanded monitoring services to determine the extent of the contamination.

This will include installing monitoring wells, geo-probe and air sampling. The monitoring wells will be sampled over the next four quarters. A comprehensive report of the BSK findings will be provided that will include a mitigation plan. The area to be investigated is the proposed drainage channel on the behind the homes on Wild Rose Ln. and on Wild Rose and Baker Streets.

FISCAL IMPACT: Not to Exceed \$129,969



**CONSULTANT SERVICES AGREEMENT
AGREEMENT No. 007-14**

THIS AGREEMENT is made at Winters, California, as of _____, by and between the City of Winters ("the CITY") and BSK Associates (CONSULTANT)", who agree as follows:

1. SERVICES. Subject to the terms and conditions set forth in this Agreement, CONSULTANTS shall provide to the City the Services described in Exhibit "A", which is the CONSULTANT'S Proposal dated June 6, 2014. Consultant shall provide said services at the time, place, and in the manner specified by the Agreement and Exhibit "A".

2. PAYMENT. The Consultant shall be paid for the actual costs, for all time and materials expended, , but in no event shall total compensation exceed One Hundred Twenty Nine Thousand, Nine Hundred Sixty Nine Dollars (\$129,969), without the City's prior written approval. City shall pay consultant for services rendered pursuant to the Agreement and described in Exhibit "A".

3. FACILITIES AND EQUIPMENT. CONSULTANT shall, at its sole cost and expense, furnish all facilities and equipment which may be required for furnishing services pursuant to this Agreement.

4. GENERAL PROVISIONS. The general provisions set forth in Exhibit "C" are part of this Agreement. In the event of any inconsistency between said general provisions and any other terms or conditions of this Agreement, the other term or condition shall control only insofar as it is inconsistent with general Provisions.

5. EXHIBITS. All exhibits referred to therein are attached hereto and are by this reference incorporated herein.

EXECUTED as of day first above-stated.

CITY OF WINTERS
a municipal corporation

By:
John W. Donlevy, Jr., City Manager

CONSULTANT

By: _____

ATTEST:

By: _____
Nanci G. Mills, CITY CLERK

EXHIBIT A



3140 Gold Camp Drive Suite 160
Rancho Cordova CA 95670
P 916.853.9293
F 916.853.9297
www.bskassociates.com

June 6, 2014

BSK Project: E1403501S

Mr. John W. Donlevy Jr.
City of Winters
318 First Street
Winters, California 95694

Subject: Ongoing Environmental Consultation under City of Winters, Phase I and Phase site investigation

Dear Mr. Donlevy,

In accordance with our meeting of June 4th, 2014, we are providing you this proposal to conduct a range of environmental consulting activities related to the discovery of petroleum hydrocarbon contamination in soil and groundwater along the western edge of the McClish property located south of Grant Avenue and east of Wild Rose Lane in Winters, California. During our June 4, 2014 meeting, you explained that you had been authorized by City Council in closed session on June 3, 2014 to retain BSK for the purposes of conducting this urgent investigation. Below is a list of tasks and associated costs that were provided to you on June 2, 2014. These tasks include:

- Task 1: Phase 1 study/report for due diligence (if City purchases some of the property) **\$4,200**
- Task 2: Work plan preparation/Site safety plan/meeting with regulators **\$4,808**
- Task 3: Drill Ten Geoprobe borings and install four wells (includes all samples, drilling, surveying and well development costs) **\$83,792**
- Task 4: Construct air sampling points and collect 12 air samples (first four residences on Wild Rose plus four at east side of property) **\$15,579**
- Task 5: Prepare a comprehensive report of findings **\$6,412**
- Task 6: Conduct initial well sampling and three additional quarters (1 year total) of groundwater sampling and reporting **\$15,212 or \$3803 per quarter**

The above costs include the necessary permits, analytical costs and the materials necessary to complete the above-listed tasks.

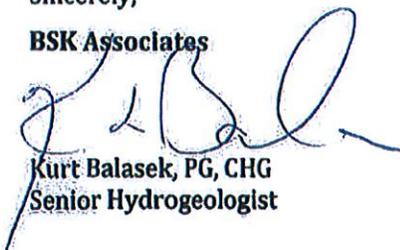
*The estimated sum total of the above-listed items is **\$129,969***

Given the urgency of this project, you verbally authorized BSK to begin work on June 4, 2014. BSK will complete the above proposed tasks on a time and materials basis, not to exceed **\$129,969** without your written authorization. If these terms are acceptable, please prepare and execute your standard Consultant Services Agreement.

BSK's staff has a long history of providing support to the City. BSK is committed to supporting the City meeting its environmental permitting needs. We look forward to working with you and assisting the City on this project. Please contact me if you have any questions or comments.

Sincerely,

BSK Associates



Kurt Balasek, PG, CHG
Senior Hydrogeologist



Robert "Tony" Martin, PG
Sacramento Branch Manager

Attachment: Proposal dated May 8, 2014

EXHIBIT "C"

GENERAL PROVISIONS

(1) INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, CONSULTANT shall be an independent contractor and shall not be an employee of CITY. CITY shall have the right to control CONSULTANT only insofar as the results of CONSULTANT'S services rendered pursuant to this Agreement; however, CITY shall not have the right to control the means by which CONSULTANT accomplishes services rendered pursuant to this Agreement.

(2) LICENSES; PERMITS; ETC.. CONSULTANT represents and warrants to CITY that CONSULTANT has all licenses, permits, qualifications, and approvals of whatsoever nature which are legally required for CONSULTANT to practice CONSULTANT'S profession. CONSULTANT represents and warrants to CITY that CONSULTANT shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement, any licenses, permits, and approvals which are legally required for CONSULTANT to practice his profession.

(3) TIME. CONSULTANT shall devote such services pursuant to this Agreement as may be reasonably necessary for satisfactory performance of CONSULTANT'S obligations pursuant to this Agreement.

(4) INSURANCE.

(a) WORKER'S COMPENSATION. During the term of this Agreement, CONSULTANT shall fully comply with the terms of the law of California concerning worker's compensation. Said compliance shall include, but not be limited to, maintaining in full force and effect one or more policies of insurance insuring against any liability CONSULTANT may have for worker's compensation.

(b) GENERAL LIABILITY AND AUTOMOBILE INSURANCE. CONSULTANT shall obtain at its sole cost and keep in full force and effect during the term of this agreement broad form property damage, personal injury, automobile, employer, and comprehensive form liability insurance in the amount of \$2,000,000 per occurrence; provided (1) that the CITY, its officers, agents, employees and volunteers shall be named as additional insured under the policy; and (2) that the policy shall stipulate that this insurance will operate as primary insurance; and that (3) no other insurance effected by the CITY or other names insured will be called upon to cover a loss covered there under; and (4) insurance shall be provided by an, at least, A-7 rated company.

(c) PROFESSIONAL LIABILITY INSURANCE. During the term of this Agreement, CONSULTANT shall maintain an Errors and Omissions Insurance policy in the amount of not less than \$1,000,000.

(d) CERTIFICATES OF INSURANCE. CONSULTANT shall file with CITY'S Clerk upon the execution of this agreement, certificates of insurance which shall provide that no cancellation, major change in coverage, expiration, or non-renewal will be made during the term of this agreement, without thirty (30) days written notice to the City Clerk prior to the effective date of such cancellation, or change in coverage.

(5) CONSULTANT NOT AGENT. Except as CITY may specify in writing, CONSULTANT shall

have no authority, express or implied, to act on behalf of CITY in any capacity whatsoever as an agent. CONSULTANT shall have no authority, express or implied, pursuant to this Agreement, to bind CITY to any obligation whatsoever.

(6) ASSIGNMENT PROHIBITED. No party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

(7) PERSONNEL. CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. In the event that CITY, at its sole discretion, at anytime during the term of this Agreement, desires the removal of any person or persons assigned by CONSULTANT to perform services pursuant to this Agreement, CONSULTANT shall remove any such person immediately upon receiving notice from CITY of the desire of CITY for the removal of such person or persons.

(8) STANDARD OF PERFORMANCE. CONSULTANT shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which CONSULTANT is engaged in the geographical area in which CONSULTANT practices his profession. CITY pursuant to this Agreement shall be prepared in a substantial, first-class, and workmanlike manner, and conform to the standards of quality normally observed by a person practicing in CONSULTANT'S profession. CITY shall be the sole judge as to whether the product of the CONSULTANT is satisfactory.

(9) CANCELLATION OF AGREEMENT. This Agreement may be canceled at any time by CITY for its convenience upon written notification to CONSULTANT. CONSULTANT shall be entitled to receive full payment for all services performed and all costs incurred to the date of receipt of written notice to cease work on the project. CONSULTANT shall be entitled to no further compensation for work performed after the date of receipt of written notice to cease work. All completed and uncompleted products up to the date of receipt of written notice to cease work shall become the property of the CITY.

(10) PRODUCTS OF CONSULTING. All products of the CONSULTANT resulting from this Agreement shall be the property of the CITY.

(11) INDEMNIFY AND HOLD HARMLESS. CONSULTANT shall indemnify, hold harmless the CITY, its officers, agents and employees from all claims, suits, or actions of every name, kind and description, brought forth on account of injuries to or death of any person or damage to property to the extent arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, activities giving rise to strict liability, or defects in design by the CONSULTANT or any person directly or indirectly employed by or acting as agent for CONSULTANT in the performance of this Agreement, including the concurrent or successive passive negligence of the City, its officers, agents or employees.

It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.

Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(12) PROHIBITED INTERESTS. No employee of the CITY shall have any direct financial interest in this agreement. This agreement shall be voidable at the option of the CITY if this provision is violated.

(13) LOCAL EMPLOYMENT POLICY. The City of Winters desires wherever possible, to hire

qualified local residents to work on city projects. Local resident is defined as a person who resides in Yolo County.

The City encourages an active affirmative action program on the part of its contractors, consultants, and developers.

When local projects require, subcontractors, contractors, consultants, and developers will solicit proposals from qualified local firms where possible.

As a way of responding to the provisions of the Davis-Bacon Act and this program, contractor, consultants, and developers will be asked to provide no more frequently than monthly, a report which lists the employee's residence, and ethnic origin.

(14) CONSULTANT NOT PUBLIC OFFICIAL. CONSULTANT is not a "public official" for purposes of Government Code §87200 et seq. CONSULTANT conducts research and arrives at conclusions with respect to his or her rendition of information, advice, recommendation or counsel independent of the control and direction of the CITY or any CITY official, other than normal contract monitoring. In addition, CONSULTANT possesses no authority with respect to any CITY decision beyond the rendition of information, advice, recommendation or counsel.



**CITY COUNCIL
STAFF REPORT**

TO: Mayor and City Council
DATE: June 17, 2014
FROM: John W. Donlevy, Jr., City Manager *[Signature]*
SUBJECT: Transfer of Lake Berryessa Management Authority- Letter of Support: HR 4166-
Bureau of Land Management

RECOMMENDATION:

That the City Council authorize the submission of a letter supporting Congressman Mike Thompson's legislation (HR 4166) transferring recreational management authority for Lake Berryessa from the Bureau of Reclamation to the Bureau of Land Management.

BACKGROUND:

At the May 20, 2014 City Council Meeting, the City Council was requested by members of the Lake Berryessa Chamber of Commerce to send a letter of support for House Resolution 4166 authorizing the transfer of the management authority for recreation services from the Bureau of Reclamation to the Bureau of Land Management.

A copy of HR 4166 is attached.

FISCAL IMPACT:

None by this Action.

113TH CONGRESS
2D SESSION

H. R. 4166

To transfer recreational management authority for Lake Berryessa in the State of California from the Bureau of Reclamation to the Bureau of Land Management, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 6, 2014

Mr. THOMPSON of California introduced the following bill; which was referred to the Committee on Natural Resources

A BILL

To transfer recreational management authority for Lake Berryessa in the State of California from the Bureau of Reclamation to the Bureau of Land Management, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE; TABLE OF CONTENTS.**

4 (a) **SHORT TITLE.**—This Act may be cited as the
5 “Lake Berryessa Recreation Enhancement Act of 2014”.

6 (b) **TABLE OF CONTENTS.**—The table of contents for
7 this Act is as follows:

- Sec. 1. Short title; table of contents.
- Sec. 2. Findings; purposes.
- Sec. 3. Definitions.

- Sec. 4. Transfer of administrative jurisdiction.
- Sec. 5. Management of Recreation Area.
- Sec. 6. Continued authorities of Commissioner of Reclamation.
- Sec. 7. Existing authorizations.
- Sec. 8. Recreation and concession fees.

1 **SEC. 2. FINDINGS; PURPOSES.**

2 (a) FINDINGS.—Congress finds that—

3 (1) the Monticello Dam—

4 (A) was authorized by the Reclamation
5 Project Act of 1939 (53 Stat. 1187);

6 (B) resulted in the formation of Lake
7 Berryessa; and

8 (C) is operated by the Bureau of Reclama-
9 tion;

10 (2) Lake Berryessa—

11 (A) covers approximately 28,915 acres of
12 surface water and land;

13 (B) has 165 miles of shoreline;

14 (C) has a 2,000 acre wildlife area on the
15 east side;

16 (D) is located less than 100 miles from
17 both Sacramento, California and San Fran-
18 cisco, California; and

19 (E) has become an important regional
20 recreation destination; and

21 (3) the recreational use at Lake Berryessa gen-
22 erates tourism that is important to local economies.

23 (b) PURPOSES.—The purposes of this Act are—

1 (1) to provide diverse, high quality recreational
2 facilities and services on the water and land sur-
3 rounding Lake Berryessa;

4 (2) to conserve the natural, scenic, scientific,
5 historic, and other resource values contributing to
6 the public use and enjoyment of that land and
7 water;

8 (3) to promote cooperation between the Federal
9 Government and private entities to manage that ex-
10 ceptional resource;

11 (4) to authorize the Secretary to manage cer-
12 tain resources under the Bureau of Land Manage-
13 ment; and

14 (5) to transfer to the Secretary, without consid-
15 eration, administrative jurisdiction over certain Fed-
16 eral land for management as a unit of the Bureau
17 of Land Management.

18 **SEC. 3. DEFINITIONS.**

19 In this Act:

20 (1) DAM.—The term “Dam” means—

21 (A) the Monticello Dam; and

22 (B) any facility relating to the Monticello
23 Dam.

1 (2) RECREATION AREA.—The term “Recreation
2 Area” means the Lake Berryessa Recreation Area
3 designated by section 4(a).

4 (3) SECRETARY.—The term “Secretary” means
5 the Secretary of the Interior.

6 (4) STATE.—The term “State” means the State
7 of California.

8 **SEC. 4. TRANSFER OF ADMINISTRATIVE JURISDICTION.**

9 (a) IN GENERAL.—Administrative jurisdiction over
10 the Federal land described in subsection (b) is transferred
11 from the Bureau of Reclamation to the Bureau of Land
12 Management for administration as the Lake Berryessa
13 Recreation Area.

14 (b) DESCRIPTION OF LAND.—The land referred to in
15 subsection (a) is the approximately _____ acres of water
16 and land administered by the Bureau of Reclamation that
17 is within or adjacent to Lake Berryessa and is identified
18 as “_____” on the map dated _____.

19 **SEC. 5. MANAGEMENT OF RECREATION AREA.**

20 (a) IN GENERAL.—Subject to the authority of the
21 Secretary under section 6, the Secretary shall manage the
22 Recreation Area in accordance with sections 601 through
23 604 of Public Law 93–483.

24 (b) APPLICABLE LAW.—Subject to valid existing
25 rights, the Secretary shall administer the Recreation Area

1 in accordance with laws (including regulations) applicable
2 to units of the public lands of the Bureau of Land Man-
3 agement.

4 (c) WATERS.—Nothing in this Act—

5 (1) affects the use or allocation, in existence on
6 the date of the enactment of this Act, of any water,
7 water right, or interest in water;

8 (2) affects any vested absolute or decreed condi-
9 tional water right in existence on the date of the en-
10 actment of this Act, including any water right held
11 by the United States;

12 (3) affects any interstate water compact in ex-
13 istence on the date of the enactment of this Act;

14 (4) authorizes or imposes any new reserved
15 Federal water rights;

16 (5) relinquishes or reduces any water rights re-
17 served or appropriated by the United States in the
18 State on or before the date of the enactment of this
19 Act;

20 (6) impairs the ability of the Bureau of Rec-
21 lamation and its managing partners to operate,
22 maintain, or manage Monticello Dam and other So-
23 lano Project facilities in accordance with the pur-
24 poses of such project; or

1 (7) modifies, changes, or supersedes any water
2 contract or agreements approved or administered by
3 the Bureau of Reclamation or Solano County Water
4 Agency or Solano Irrigation District.

5 (d) EXISTING AGREEMENTS.—To benefit the inter-
6 ests of the public, the Secretary shall act in accordance
7 with any agreement in existence on the date of the enact-
8 ment of this Act with any organization for the manage-
9 ment of—

10 (1) campgrounds located in the Recreation
11 Area; and

12 (2) marinas located in the Recreation Area.

13 (e) COMPREHENSIVE MANAGEMENT PLAN.—

14 (1) DEVELOPMENT OF PLAN.—The Secretary
15 may develop a management plan under paragraph

16 (1)—

17 (A) as a new document; or

18 (B) by adopting the recreational use plan
19 adopted by the Bureau of Reclamation on June
20 2, 2006.

21 (2) APPLICABILITY.—Nothing in this Act re-
22 quires an immediate revision or amendment to any
23 plan for any public land of the Bureau of Land
24 Management.

1 (b) ASSUMPTION OF EXISTING AUTHORIZATION.—
2 Not later than 1 year after the date of the enactment of
3 this Act, the Secretary shall assume the administration
4 of any existing authorization, with such revisions as nec-
5 essary to align the authorization with existing law and
6 policies of the Bureau of Land Management.

7 (c) RENEWAL OF EXISTING AUTHORIZATION.—The
8 renewal of any existing authorization shall be made in ac-
9 cordance with such terms and conditions as the Secretary
10 may prescribe.

11 **SEC. 8. RECREATION AND CONCESSION FEES.**

12 (a) FEES AUTHORIZED.—The Secretary may estab-
13 lish, modify, charge, and collect recreation or concession
14 fees at the Recreation Area in accordance with section 803
15 of the Federal Lands Recreation Enhancement Act (16
16 U.S.C. 6802). The amount of the fee shall be commensu-
17 rate with the benefits and services provided to the visitor
18 or with the recovery of the anticipated costs associated
19 with management of the Recreation Area, including costs
20 of maintaining or operating facilities and visitor services.

21 (b) USE OF FEES.—The Secretary may retain fees
22 collected under subsection (a) for the purposes of man-
23 aging the Recreation Area.

○



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: June 17, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk *Nanci*
SUBJECT: Designation of Mayor/Mayor Pro Tempore

BACKGROUND: Ordinance 2004-04, which is attached, describes the process for designation of the positions of Mayor and Mayor Pro Tempore. The City Council may designate a Council Member by majority vote, at any time. The City's ordinance preserves that authority, but has a procedure for designation based on election results from the June 3, 2014 election and the 2012 election.

RECOMMENDATION: The procedure by motion Designating the current Mayor Pro Tempore as Mayor, a second, and a vote. The same procedure is used by motion to Designate the Council Member receiving the most votes on June 3rd as Mayor Pro Tempore, a second, and a vote. A council member can of course decline to serve.

ORDINANCE NO. 2004-04
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING TITLE
2 OF CHAPTER 2.04 OF THE WINTERS MUNICIPAL CODE RELATING TO SELECTION
OF THE MAYOR AND MAYOR PRO-TEMPORE

The City Council of the City of Winters does ordain as follows:

SECTION 1. Purpose. The purpose of this ordinance is to: (1) make mandatory the current practice of designating as mayor, the person who served as mayor pro-tempore immediately prior to the meeting of the City Council held on the first Tuesday following any general municipal election at which council members are elected; and (2) to make other minor changes consistent with state law.

SECTION 2. Amendments. Title 2 of Chapter 2.04 of the Winters Municipal Code is hereby amended to read in its entirety as follows:

"TITLE 2. MAYOR AND MAYOR PRO-TEMPORE

CHAPTER 2.04.070 APPOINTMENT AND REMOVAL OF MAYOR

On the first Tuesday following any general municipal election at which council members are elected, the City Council shall meet and designate its presiding officer who shall have the title of mayor. The Council Member who served as mayor pro-tempore immediately prior to this meeting shall be designated as mayor. The mayor shall serve in this capacity at the pleasure of the City Council. Any Council Member may decline to serve as mayor.

Should the person who was selected as mayor pro-tempore no longer be a council member at the time of the above-referenced meeting, the remaining council members shall select one of their number as mayor by a majority vote.

- A. DUTIES OF MAYOR.** The mayor shall perform those duties required by law of which, consistent with the office, the mayor voluntarily assumes within the limitations of the law and the limitations imposed by the Council.

CHAPTER 2.04.080 MAYOR PRO-TEMPORE

At the same meeting at which the mayor is selected, the City Council shall also designate one of its members as mayor pro-tempore, who shall be that person who received the greatest number of votes in the most recent general municipal election at which council members are elected. The mayor pro-tempore shall perform the duties of the mayor during the mayor's absence or disability. The mayor pro-tempore shall serve in this capacity at the pleasure of the City Council." Any Council Member may decline to serve as mayor pro-tempore.

Effective Date and Notice: This ordinance shall take effect 30 days after its adoption, and within 15 days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Winters.

PASSED AND ADOPTED by the City Council of the City of Winters this 18th day of May, 2004 by the following roll-call vote:

AYES: Anderson, Chapman, Mayor Martinez

NOES: None

ABSENT: Stone

ABSTAIN: Fridae



Dan Martinez, MAYOR

ATTEST:



Nanci G. Mills CITY CLERK



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : June 17, 2014

THROUGH: John W. Donlevy, Jr., City Manager

FROM : Nanci G . Mills, Director of Administrative Services/City Clerk

SUBJECT: Public Hearing and Adoption of Resolution 2014-22, A Resolution of the City Council of the City of Winters, Approving the Annual Levy Report, and Ordering the Levy and Collection of Assessments Within the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2014/2015

RECOMMENDATION:

1. Conduct a Public Hearing approving the levy of assessments for the Citywide Maintenance Assessment District
2. Adopt Resolution 2014-22, a Resolution of the City Council of the City of Winters, Approving the Annual Levy Report, and Ordering the Levy and Collection of Assessments Within the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2014/2015

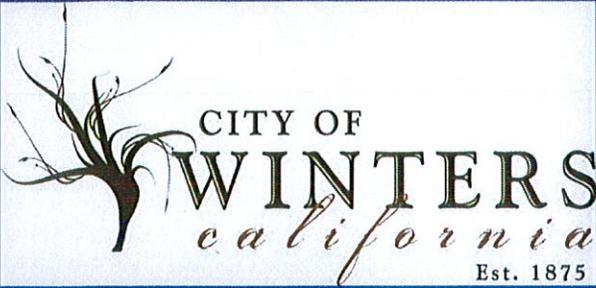
BACKGROUND

As provided in the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 and by previous Resolution, the City Council initiated proceedings for the "City of Winters Citywide Maintenance Assessment District" for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and lighting and all appurtenant facilities and ordering the preparation of an Engineer's Annual Levy Report regarding the District and assessment for Fiscal Year 2014/2015, pursuant to Chapter 1, Section 22565 of the Act.

The Citywide Maintenance Assessment District pays for street lighting and park and landscape maintenance. Funds reside in the Citywide Maintenance Assessment District fund. The Assessment District budget for Fiscal Year 2014/2015 is \$197,895.00. The Engineer (Willdan Financial Services) selected by the City Council has prepared and filed with the City Clerk said Report in conjunction with the District and the levy of assessments for Fiscal Year 2014/2015 (beginning July 1, 2014 and ending on June 30, 2015) in accordance with Chapter 3, Section 22623 of the Act.

ALTERNATIVE: None

FISCAL IMPACT: None by this action.



City of Winters

City-Wide Maintenance Assessment District

2014/2015 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 20, 2014
Public Hearing: June 17, 2014

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ENGINEER'S REPORT AFFIDAVIT
City of Winters Maintenance District formed pursuant to the
Landscaping and Lighting Act of 1972

City of Winters
Yolo County, State of California

This Report contains the complete Engineer's Annual Levy Report for the City of Winters Maintenance District including the boundaries, improvements, budgets and assessments to be levied for Fiscal Year 2014/2015, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this _____ day of _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____

Richard Kopecky
R. C. E. # 16742

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I. OVERVIEW

A. Introduction

The City of Winters ("City") annually levies and collects special assessments in order to maintain the improvements within the City of Winters City-Wide Maintenance Assessment District ("District"). The District was formed in 1993 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act"). The boundary of the District is coterminous with the City limits.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2014/2015. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Yolo Assessor's Office. The County of Yolo Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to *Chapter 3, beginning with Section 22620* of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1, beginning with Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2014/2015.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and

collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. Applicable Legislation

The District has been formed and is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, beginning with Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIID ("Article XIID")*, which was added to the California Constitution with the passage of statewide Proposition 218 in 1996.

In compliance with the substantive and procedural requirements of *Article XIID*, the City initiated and conducted a property owner Validation Vote. At the conclusion of the Public Hearing on June 3, 1997, all property owner ballots returned were opened and tabulated and confirmed in resolution 97-24. The maximum assessment rate of \$82.50 per Equivalent Residential Dwelling Unit and \$26.25 per Non-Residential parcel was approved by the majority of property owners in the District. Any assessment rate levied that is less than the maximum assessment rate is considered an exempt assessment pursuant to *Article XIID Section 5(b)*. The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate of \$82.50 per Equivalent Residential Dwelling Unit and \$26.25 per Non-Residential parcel. Any proposed new or increased assessment that exceeds the current maximum assessment shall comply with all provisions of *Article XIID Section 4* including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d) The removal of trimmings, rubbish, debris, and other solid waste;
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c) Compensation payable to the County for collection of assessments;

- d) Compensation of any engineer or attorney employed to render services;
- e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
- f) Costs associated with any elections held for the approval of a new or increased assessment.

II. DESCRIPTION OF THE DISTRICT & IMPROVEMENTS

The location, boundaries and specific improvements provided within the District are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the District Budget.

A. The District

The boundary of the District is coterminous with the City limits. The City is located in the southwestern corner of Yolo County. The southern boundary of the City is Putah Creek. The City is bordered to the west by Dry Creek and a view of the Vaca Mountain Range. The eastern limit is Highway 505 while the northern boundary runs to vast tracts of farmland. The City is approximately 10 miles west of the City of Davis and 10 miles north of the City of Vacaville. Winters' urban limit line contains approximately 1,980 acres, of which 1,277 are currently within the incorporated limits.

The principle highways near the City are Interstate 505 and State Highway 128. I-505 forms the eastern boundary of the City limits and connects to Interstate 80 ten miles to the south and Interstate 5 twenty-three miles to the north. State Highway 128 passes directly through the City and is a major access route from Sacramento and Davis to Lake Berryessa and the Napa Valley.

B. The Improvements

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments may fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District are spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

The following is a brief description of the improvements to be maintained and operated:

1. City Park, Rotary Park, Valley Oak Park, Blue Oak Park (formerly Putah Creek Hamlet Park), Winters Highlands Park (upon dedication and construction), and the grounds of City Hall and the Community Center: includes maintenance of sidewalks, curbs and gutters, walkways, trees, shrubs, groundcover, grass, irrigation system, park lighting, play equipment and structures, ball fields, fencing, restrooms, drinking fountains, benches, tables, drainage facilities, slopes, signs, parking lot and street frontage improvements, and other related improvements and facilities.
2. Street Lighting: street, park and trail lighting within the entire District.
3. Median Island Landscaping: public landscaping and irrigation improvements in the median islands within the District.
4. Curbside Landscaping: public landscaping and fencing, behind the curb on collector and arterial streets, where the street is not fronted by a residence or business.

III. METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *Article XIID Section 4*, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise

that the assessments will be used to construct and install landscape and lighting improvements within the existing City-Wide Maintenance Assessment District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

B. Benefit Analysis

Each of the improvements and the associated costs have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

The assessments have been apportioned proportionate to the benefit received. Although the District contains a mixture of residential and non-residential uses, it is the belief of the City that residential properties benefit from all of the maintained improvements and commercial and other non-residential properties receive only benefits from street lighting. The improvements maintained serve to increase the quality of life in the community and therefore all residents benefit, without regard to lot size, occupancy, etc. The assessments are therefore apportioned equally to all residential dwelling units within the City. Commercial and other non-residential properties have been assessed an equivalent share of the cost of energy and maintenance of the street lighting system.

Properties owned by other agencies and City-owned lands were reviewed to establish benefit. The Winters Unified School District receives a proportional benefit and has entered into a Joint Use Facilities Agreement with the City, which offsets the benefits received by the School District through the equitable use of School facilities. Therefore the School District properties have been assigned a zero assessment.

In prior years there was an added assessment for bank stabilization for those parcels that receive direct benefit from the repair of said creek banks. Unused money for bank stabilization is held in reserve and there are no new or additional assessments for bank stabilization.

There has been a provision made by the City Council to allow for reimbursement of the assessment. This reimbursement is to be made to all property owners who can prove that they have paid the assessment and can show a household income that falls below the City Council approved minimums. It is estimated that approximately 5% of the assessed residential property owners would qualify for this reimbursement. Consequently, some refunds will be made that will result in a net reduction of revenues.

C. Assessment Methodology

Equivalent Benefit Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Benefit Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Benefit Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU). Every other land use is typically converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

For the purposes of relating a single-family unit to other residential properties within the District, all residential units were considered as equivalent, i.e. single-family residences are equivalent to apartment units and other multi-family dwelling units. Commercial and other non-residential properties have been assessed per parcel.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the

annual assessments. The Levy per EBU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EBU. This Assessment Rate multiplied by each parcel's individual EBU determines each parcel's levy amount.

Street Lighting & Administration

Street Lighting & Administration Costs / Total EBU = Levy per EBU

Levy per EBU x Parcel's EBU = Parcel's Levy Amount-Lighting & Administration

Other Budget Items

Remaining Costs / Residential EBU = Levy per Residential EBU

Levy per Residential EBU x Residential Parcel's EBU = Parcel's Levy Amount-Other

A parcel's total levy amount is calculated by adding together the *Parcel's Levy Amount -Lighting and Administration* and the *Parcel's Levy Amount-Other*.

IV. DISTRICT BUDGET

A. Description of Budget Items

The following describes the services and costs that are funded through the District, shown in the District Budget, Section IV B.

DIRECT COSTS:

Park Maintenance — Includes general operation, maintenance, water, electrical costs, repairs, removals and replacements, spraying, trimming and treatments, debris and other related expenses.

Street Lighting — Includes all costs for removal, replace and/or repair of street/trail lights and appurtenant facilities, power and related costs, pole painting and other related expenses.

Median Island Landscape Maintenance — Includes maintenance, replacements, repairs of irrigation and landscaping, power costs, median curb repairs, trimming, spraying, treatments and other related expenses.

Curbside Landscape Maintenance— Includes maintenance, replacements, repairs of irrigation and landscaping, power costs, sidewalk replacement, trimming, spraying, treatments and other related expenses.

ADMINISTRATION COSTS:

District Administration — The cost to all particular departments and staff of the City for providing the coordination of District maintenance, operations and services of the District, response to public concerns and education, and procedures associated with the levy and collection of assessments. Also, the costs of contracting with professionals to provide any additional administrative, legal, or engineering services specific to the District.

County Administration Fee — The costs to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

Reserve Collection/ (Transfer) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a)*, provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers from the Reserve

Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

Capital Improvement Fund Collection/(Transfer) — The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Transfer) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

Although the Budget shown in this Report contains CIF line items, a Capital Improvement Plan has not been established for this District.

Contribution Replenishment — This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/ (Transfer) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, all available Reserve Funds are

exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced funds to the District as a temporary loan to meet the proposed expenditures. Generally, all available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Other Revenue Source/General Fund Contribution — This item includes additional funds designated for the District that are not annual assessments. These funds are added to the District account to reduce assessments, and may be from non-District or District sources including City General Fund Contributions and/or interest earnings. Any funds indicated on this line will be shown as a negative number indicating a reduction in the amount to be levied and represent funds that do not have to be repaid.

Balance to Levy — This is the total amount to be collected for the current fiscal year through the annual assessments (for special benefits). The Balance to Levy represents the sum of Total Direct and Administration Costs, Reserve Fund Contributions or Transfers, Contributions from Other Revenue Source, and the Contribution Replenishment. Only those costs related to the improvements identified as special benefits are levied and collected on the tax roll.

B. District Budget

Fiscal Year 2014/2015 District Budget

City of Winters	
City-Wide	
2014/15 Budget	
Levy Components	Total Budget
DIRECT COSTS	
Park Maintenance	\$178,259.00
Street Lighting	62,000.00
Riparian Area Maintenance	0.00
Median Island Landscape Maintenance	800.00
Curbside Landscape Maintenance	1,000.00
Bank Stabilization	0.00
TOTAL DIRECT	\$242,059.00
ADMINISTRATION COSTS	
District Administration	\$20,777.00
County Administration Fee	2,000.00
TOTAL ADMIN	\$22,777.00
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	\$264,836.00
Reserve Collection	0.00
Capital Improvement Fund Collection/(Transfer)	0.00
Contribution Replenishment	0.00
General Fund (Contributions)	(66,941.00)
TOTAL ADJUSTMENTS	(\$66,941.00)
Balance to Levy (Budgeted)	\$197,895.00
Total Revenue at Maximum Rate	\$197,895.00
Variance above/(below) Maximum Revenue	\$0.00
Levy at Applied Rate	\$197,895.00
Applied Charge	198,165.00
DISTRICT STATISTICS	
Total Parcels	2,099
Total Residential Parcels Levied	1,895
Total Non-Residential Parcels Levied	128
Total Parcels Levied	2,023
Total Equivalent Residential Benefit Units	2,358
Total Equivalent Non-Residential Benefit Units	128
Applied Residential Levy per Benefit Unit	\$82.50
Applied Non-Residential Levy per Benefit Unit	\$26.25
Maximum Levy per Residential Benefit Unit (Current Year)	\$82.50
Maximum Levy per Non-Residential Benefit Unit (Current Year)	\$26.25

APPENDIX A - DISTRICT BOUNDARY MAPS

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act. The map is on file in the Office of the City Clerk and by reference made part of this Report.

The boundary for the District is contiguous with the boundary of the City and defined as the corresponding parcels identified on the Yolo County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Yolo County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

APPENDIX B — 2014/2015 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Yolo County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

**City of Winters
City-Wide
Fiscal Year 2014/15 Preliminary Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-120-003-000	511 MAIN ST	COM	1	\$26.25
003-120-004-000	AVE	RES	1	82.50
003-130-003-000	600-602 4TH ST	RES	2	165.00
003-130-009-000	410 GRANT AVE	RES	3	247.50
003-130-010-000	415 BAKER ST	RES	2	165.00
003-130-012-000	407 EDWARDS ST	RES	1	82.50
003-130-013-000	408 GRANT AVE	RES	1	82.50
003-130-014-000	406 GRANT AVE	RES	1	82.50
003-130-015-000	404 GRANT AVE	RES	1	82.50
003-130-016-000	402 GRANT AVE	RES	1	82.50
003-130-017-000	616 4TH ST	RES	1	82.50
003-130-018-000	614 4TH ST	RES	1	82.50
003-130-019-000	403 BAKER ST	RES	1	82.50
003-130-020-000	405 BAKER ST	RES	1	82.50
003-130-021-000	407 BAKER ST	RES	1	82.50
003-130-022-000	409 BAKER ST	RES	1	82.50
003-130-023-000	411 BAKER ST	RES	1	82.50
003-130-024-000	413 BAKER ST	RES	1	82.50
003-130-025-000	414 BAKER ST	RES	1	82.50
003-130-026-000	412 BAKER ST	RES	1	82.50
003-130-027-000	410 BAKER ST	RES	1	82.50
003-130-028-000	408 BAKER ST	RES	1	82.50
003-130-029-000	409 EDWARDS ST	RES	1	82.50
003-130-030-000	411 EDWARDS ST	RES	1	82.50
003-130-031-000	413 EDWARDS ST	RES	1	82.50
003-130-032-000	415 EDWARDS ST	RES	1	82.50
003-130-033-000	508 4TH ST	RES	1	82.50
003-130-034-000	403 EDWARDS ST	RES	1	82.50
003-130-035-000	518 4TH ST	RES	1	82.50
003-130-036-000	406 BAKER ST	RES	1	82.50
003-141-002-000	316 GRANT AVE	RES	2	165.00
003-141-003-000	314 GRANT AVE	RES	1	82.50
003-141-004-000	310 GRANT AVE	RES	1	82.50
003-141-006-000	302 GRANT AVE	RES	1	82.50
003-141-007-000	301 BAKER ST	RES	2	165.00
003-141-008-000	303 BAKER ST A & ST	RES	2	165.00
003-141-009-000	307 BAKER ST	RES	2	165.00
003-141-010-000	309 BAKER ST	RES	1	82.50
003-141-012-000	304 GRANT AVE	RES	1	82.50
003-141-013-000	308 GRANT AVE	RES	1	82.50
003-141-014-000	611 4TH ST	RES	1	82.50
003-141-015-000	607 4TH ST	RES	1	82.50
003-141-016-000	311 BAKER ST	RES	1	82.50
003-141-017-000	313 BAKER ST	RES	1	82.50
003-142-002-000	318 BAKER ST	RES	1	82.50
003-142-003-000	310 BAKER ST	RES	1	82.50
003-142-005-000	304 BAKER ST	RES	1	82.50
003-142-006-000	510 3RD ST	RES	1	82.50
003-142-008-000	305 EDWARDS ST	RES	1	82.50
003-142-009-000	307 EDWARDS ST	RES	1	82.50
003-142-010-000	309 EDWARDS ST	RES	1	82.50
003-142-011-000	311 EDWARDS ST	RES	1	82.50
003-142-013-000	303 EDWARDS ST	RES	2	165.00

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-142-014-000	502 3RD ST	RES	2	165.00
003-142-015-000	308 BAKER ST	RES	1	82.50
003-142-016-000	306 BAKER ST	RES	1	82.50
003-142-017-000	315 EDWARDS ST	COM	1	26.25
003-143-001-000	315 ABBEY ST	RES	1	82.50
003-143-002-000	415 4TH ST	RES	3	247.50
003-143-003-000	310 EDWARDS ST	RES	1	82.50
003-143-004-000	308 EDWARDS ST	RES	1	82.50
003-143-005-000	306 EDWARDS ST	RES	1	82.50
003-143-006-000	304 EDWARDS ST	RES	1	82.50
003-143-008-000	408 3RD ST	RES	1	82.50
003-143-009-000	400 3RD ST	RES	1	82.50
003-143-011-000	309 ABBEY ST	RES	1	82.50
003-143-012-000	311 ABBEY ST	RES	1	82.50
003-143-013-000	313 ABBEY ST	RES	1	82.50
003-143-014-000	418 3RD ST	RES	1	82.50
003-143-015-000	410 3RD ST	RES	1	82.50
003-143-016-000	307 ABBEY ST	RES	1	82.50
003-143-017-000	305 ABBEY ST	RES	1	82.50
003-144-001-000	215 BAKER ST	RES	1	82.50
003-144-003-000	210 GRANT AVE	RES	1	82.50
003-144-004-000	208 GRANT AVE	RES	12	990.00
003-144-005-000	610 2ND ST	RES	1	82.50
003-144-007-000	203 BAKER ST	RES	1	82.50
003-144-008-000	205 BAKER ST	RES	1	82.50
003-144-011-000	212 GRANT AVE	RES	1	82.50
003-144-012-000	214 GRANT AVE	RES	1	82.50
003-144-013-000	209 BAKER ST	RES	1	82.50
003-144-014-000	ST	RES	2	165.00
003-144-015-000	600 2ND ST	RES	2	165.00
003-146-001-000	215 ABBEY ST	RES	1	82.50
003-146-002-000	218 EDWARDS ST	RES	1	82.50
003-146-003-000	216 EDWARDS ST	RES	1	82.50
003-146-004-000	214 EDWARDS ST	RES	1	82.50
003-146-005-000	212 EDWARDS ST	RES	1	82.50
003-146-007-000	204 A EDWARDS ST	RES	2	165.00
003-146-011-000	207 ABBEY ST	RES	1	82.50
003-146-012-000	209 ABBEY ST	RES	1	82.50
003-146-013-000	211 ABBEY ST	RES	1	82.50
003-146-014-000	210 EDWARDS ST	RES	2	165.00
003-146-015-000	206 EDWARDS ST	RES	1	82.50
003-146-017-000	205 ABBEY ST	RES	1	82.50
003-146-018-000	416-18 2ND ST	RES	2	165.00
003-146-019-000	201 ABBEY ST	RES	1	82.50
003-146-020-000	203 ABBEY ST	RES	1	82.50
003-151-001-000	617 1ST ST	RES	1	82.50
003-151-002-000	14 GRANT AVE	RES	1	82.50
003-151-003-000	12 GRANT AVE	RES	1	82.50
003-151-004-000	8 GRANT AVE	COM	1	26.25
003-151-008-000	611 1ST ST	RES	1	82.50
003-151-013-000	601 1ST ST	RES	1	82.50
003-151-014-000	605 1ST ST	RES	1	82.50
003-151-021-000	11 BAKER ST	RES	12	990.00
003-151-026-000	2 GRANT AVE	COM	1	26.25
003-151-028-000	600 RAILROAD AVE	COM	1	26.25
003-151-029-000	606 RAILROAD AVE	COM	1	26.25
003-152-001-000	AVE	RES	1	82.50
003-152-002-000	108 GRANT AVE	RES	10	825.00
003-152-003-000	104 GRANT AVE	RES	1	82.50
003-152-004-000	618 1ST ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-152-005-000	612 1ST ST	RES	1	82.50
003-152-006-000	600 1ST ST	RES	1	82.50
003-152-007-000	105 BAKER ST	RES	1	82.50
003-152-008-000	109 BAKER ST	RES	1	82.50
003-152-009-000	111 BAKER ST	RES	1	82.50
003-152-010-000	113 BAKER ST	RES	1	82.50
003-152-011-000	115 BAKER ST	RES	1	82.50
003-152-012-000	117 BAKER ST	RES	2	165.00
003-152-013-000	607 2ND ST	RES	1	82.50
003-152-014-000	611 2ND ST	RES	1	82.50
003-153-001-000	16 BAKER ST	RES	1	82.50
003-153-004-000	10 BAKER ST	COM	1	26.25
003-153-005-000	8 BAKER ST	RES	1	82.50
003-153-006-000	510 RAILROAD AVE	COM	1	26.25
003-153-007-000	504 RAILROAD AVE	COM	1	26.25
003-153-008-000	3-5 EDWARDS ST	COM	1	26.25
003-153-009-000	7 EDWARDS ST	COM	1	26.25
003-153-010-000	9 EDWARDS ST	RES	1	82.50
003-153-011-000	15 EDWARDS ST	RES	1	82.50
003-153-015-000	511 1ST ST	RES	1	82.50
003-153-017-000	12 BAKER ST	RES	1	82.50
003-153-018-000	14 BAKER ST	RES	1	82.50
003-154-001-000	517 2ND ST	RES	1	82.50
003-154-002-000	114 BAKER ST	RES	1	82.50
003-154-003-000	110 BAKER ST	RES	1	82.50
003-154-008-000	105 EDWARDS ST	RES	1	82.50
003-154-009-000	107 EDWARDS ST	RES	1	82.50
003-154-010-000	111 EDWARDS ST	RES	1	82.50
003-154-013-000	115 EDWARDS ST	RES	1	82.50
003-154-015-000	515 2ND ST	RES	1	82.50
003-154-016-000	500 1ST ST	RES	1	82.50
003-154-017-000	512 1ST ST	COM	1	26.25
003-155-002-000	12 EDWARDS ST	RES	1	82.50
003-155-004-000	416 RAILROAD AVE	COM	1	26.25
003-155-005-000	400 RAILROAD AVE	COM	1	26.25
003-155-006-000	5 ABBEY ST	COM	1	26.25
003-155-007-000	11 ABBEY ST	RES	1	82.50
003-155-008-000	15 ABBEY ST	RES	1	82.50
003-155-009-000	17 ABBEY ST	COM	1	26.25
003-155-011-000	415 1ST ST	RES	1	82.50
003-155-013-000	409 1ST ST	RES	1	82.50
003-155-014-000	8 EDWARDS ST	RES	1	82.50
003-155-015-000	4 EDWARDS ST	COM	1	26.25
003-156-003-000	106 EDWARDS ST	RES	1	82.50
003-156-004-000	104 EDWARDS ST	RES	1	82.50
003-156-005-000	418 1ST ST	RES	1	82.50
003-156-007-000	105 ABBEY ST	RES	1	82.50
003-156-009-000	119 ABBEY ST	RES	1	82.50
003-156-010-000	121 ABBEY ST	RES	1	82.50
003-156-011-000	123 ABBEY ST	RES	1	82.50
003-156-013-000	417 2ND ST	RES	1	82.50
003-156-014-000	415 2ND ST	RES	1	82.50
003-156-015-000	108 EDWARDS ST	RES	2	165.00
003-156-016-000	110 EDWARDS ST	RES	1	82.50
003-156-017-000	111 ABBEY ST	RES	1	82.50
003-156-018-000	115 ABBEY ST	RES	2	165.00
003-156-019-000	412 1ST ST	RES	1	82.50
003-156-020-000	408 1ST ST	RES	1	82.50
003-156-021-000	101 ABBEY ST	RES	1	82.50
003-160-003-000	11 E BAKER ST	COM	1	26.25

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-160-004-000	10 E GRANT AVE	RES	1	82.50
003-160-005-000	12 E GRANT AVE	RES	1	82.50
003-160-010-000	13 E EDWARDS ST	COM	1	26.25
003-160-012-000	24 E BAKER ST	RES	1	82.50
003-160-013-000	26 E BAKER ST	RES	1	82.50
003-160-014-000	516 EAST ST	RES	1	82.50
003-160-016-000	25 E EDWARDS ST	RES	1	82.50
003-160-020-000	22 E EDWARDS ST	RES	1	82.50
003-160-021-000	20 E EDWARDS ST	RES	1	82.50
003-160-022-000	11 E ABBEY ST	COM	1	26.25
003-160-023-000	10 E EDWARDS ST	COM	1	26.25
003-160-025-000	8 E EDWARDS ST	COM	1	26.25
003-160-028-000	512 EAST ST	RES	2	165.00
003-160-029-000	27 E EDWARDS ST	RES	1	82.50
003-160-032-000	15 E BAKER ST	RES	1	82.50
003-160-033-000	13 E BAKER ST	COM	1	26.25
003-160-035-000	25 E BAKER ST	RES	4	330.00
003-160-036-000	19 E ABBEY ST	RES	1	82.50
003-160-037-000	21 E ABBEY ST	RES	1	82.50
003-160-041-000	18 E BAKER ST	RES	1	82.50
003-160-042-000	21 E EDWARDS ST	RES	1	82.50
003-160-043-000	20 E BAKER ST	RES	1	82.50
003-160-044-000	23 E EDWARDS ST	RES	1	82.50
003-160-047-000	7 E EDWARDS ST	COM	1	26.25
003-160-048-000	11 E EDWARDS ST	COM	1	26.25
003-160-053-000	7 E BAKER ST	COM	1	26.25
003-160-054-000	ST	COM	1	26.25
003-160-055-000	ST	COM	1	26.25
003-160-058-000	29 E ABBEY ST	RES	1	82.50
003-160-060-000	23 E ABBEY ST	RES	1	82.50
003-160-062-000	613 RAILROAD AVE	COM	1	26.25
003-160-063-000	517 RAILROAD AVE	COM	1	26.25
003-160-064-000		COM	1	26.25
003-160-065-000	EDWARDS ST	RES	1	82.50
003-160-066-000	28 E EDWARDS ST	RES	1	82.50
003-171-001-000	437 ABBEY ST	RES	2	165.00
003-171-002-000	438 EDWARDS ST	RES	1	82.50
003-171-003-000	436 EDWARDS ST	RES	2	165.00
003-171-004-000	434 EDWARDS ST	RES	1	82.50
003-171-005-000	432 EDWARDS ST	RES	1	82.50
003-171-006-000	430 EDWARDS ST	RES	1	82.50
003-171-009-000	418 HAVEN AVE	COM	1	26.25
003-171-010-000	419 HAVEN AVE	RES	2	165.00
003-171-011-000	421 ABBEY ST	RES	1	82.50
003-171-012-000	423 ABBEY ST	RES	1	82.50
003-171-014-000	431 ABBEY ST	RES	1	82.50
003-171-015-000	433 ABBEY ST	RES	4	330.00
003-171-016-000	435 ABBEY ST	RES	1	82.50
003-171-017-000	425 ABBEY ST	RES	1	82.50
003-171-018-000	427 ABBEY ST	RES	1	82.50
003-171-019-000	422 EDWARDS ST	RES	1	82.50
003-171-020-000	424 EDWARDS ST	RES	1	82.50
003-171-021-000	428 EDWARDS ST	RES	1	82.50
003-171-022-000	426 EDWARDS ST	RES	1	82.50
003-172-001-000	439 MAIN ST	RES	1	82.50
003-172-005-000	430 ABBEY ST	RES	1	82.50
003-172-006-000	428 ABBEY ST	RES	1	82.50
003-172-007-000	424 ABBEY ST	RES	1	82.50
003-172-008-000	422 ABBEY ST	RES	2	165.00
003-172-009-000	318 HAVEN ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-172-012-000	423 MAIN ST	RES	1	82.50
003-172-013-000	427 MAIN ST	RES	1	82.50
003-172-014-000	431 MAIN ST	RES	1	82.50
003-172-015-000	433 MAIN ST	RES	1	82.50
003-172-016-000	435 MAIN ST	RES	1	82.50
003-172-017-000	437 MAIN ST	RES	1	82.50
003-172-018-000	421 MAIN ST	RES	1	82.50
003-172-019-000	432 ABBEY ST	RES	1	82.50
003-172-022-000	434 ABBEY ST	RES	1	82.50
003-172-023-000	438 ABBEY ST	RES	1	82.50
003-173-003-000	400 EDWARDS ST	RES	1	82.50
003-173-010-000	415 ABBEY ST	RES	1	82.50
003-173-011-000	411 ABBEY ST	RES	1	82.50
003-173-012-000	407 ABBEY ST	RES	1	82.50
003-173-013-000	409 ABBEY ST	RES	1	82.50
003-173-014-000	413 ABBEY ST	RES	1	82.50
003-173-015-000	401 ABBEY ST	RES	1	82.50
003-173-018-000	405 W ABBEY ST	RES	1	82.50
003-173-019-000	410 EDWARDS ST	RES	1	82.50
003-173-020-000	414 EDWARDS ST	RES	1	82.50
003-173-021-000	412 EDWARDS ST	RES	1	82.50
003-173-022-000	406 EDWARDS ST	RES	1	82.50
003-173-023-000	403 ABBEY ST	RES	1	82.50
003-173-024-000	404 EDWARDS ST	RES	1	82.50
003-173-025-000	417 HAVEN AVE	RES	1	82.50
003-173-026-000	416 EDWARDS ST	RES	1	82.50
003-175-002-000	410 MAIN ST	RES	1	82.50
003-175-005-000	200 4TH ST	RES	1	82.50
003-175-006-000	403 RUSSELL ST	RES	1	82.50
003-175-007-000	405-407 RUSSELL ST	RES	3	247.50
003-175-008-000	409 RUSSELL ST	RES	3	247.50
003-175-009-000	406 MAIN ST	RES	1	82.50
003-175-010-000	408 MAIN ST	RES	1	82.50
003-175-012-000	412 MAIN ST	RES	2	165.00
003-175-013-000	413 1/2 RUSSELL ST	RES	1	82.50
003-175-014-000	413 RUSSELL ST	RES	1	82.50
003-182-061-000	205 EMERY ST	RES	1	82.50
003-182-062-000	438 MAIN ST	RES	1	82.50
003-182-063-000	436 MAIN ST	RES	1	82.50
003-182-064-000	434 MAIN ST	RES	1	82.50
003-182-065-000	424 MAIN ST	RES	1	82.50
003-182-066-000	422 MAIN ST	RES	1	82.50
003-182-067-000	418 MAIN ST	RES	1	82.50
003-182-068-000	416 MAIN ST	RES	1	82.50
003-182-069-000	414 MAIN ST	RES	1	82.50
003-182-071-000	437 RUSSELL ST	RES	1	82.50
003-182-072-000	435 RUSSELL ST	RES	1	82.50
003-182-073-000	433 RUSSELL ST	RES	1	82.50
003-182-074-000	431 RUSSELL ST	RES	1	82.50
003-182-076-000	425 RUSSELL ST	RES	1	82.50
003-182-077-000	423 RUSSELL ST	RES	1	82.50
003-182-078-000	421 RUSSELL ST	RES	1	82.50
003-182-079-000	419 RUSSELL ST	RES	1	82.50
003-182-080-000	417 RUSSELL ST	RES	1	82.50
003-182-081-000	415 RUSSELL ST	RES	1	82.50
003-182-082-000	430 MAIN ST	RES	1	82.50
003-182-083-000	430 MAIN ST	RES	1	82.50
003-182-084-000	428 MAIN ST	RES	1	82.50
003-182-085-000	426 MAIN ST	RES	1	82.50
003-182-088-000	427 RUSSELL ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-182-090-000	429 RUSSELL ST	RES	1	82.50
003-182-091-000	203 EMERY ST	RES	1	82.50
003-182-092-000	439 RUSSELL ST	RES	1	82.50
003-183-016-000	442 RUSSELL ST	RES	1	82.50
003-183-017-000	444 RUSSELL ST	RES	1	82.50
003-183-020-000	446 RUSSELL ST	RES	1	82.50
003-183-022-000	434 RUSSELL ST	RES	1	82.50
003-183-023-000	432 RUSSELL ST	RES	1	82.50
003-183-024-000	430 RUSSELL ST	RES	1	82.50
003-183-025-000	428 RUSSELL ST	RES	1	82.50
003-183-026-000	426 RUSSELL ST	RES	1	82.50
003-183-027-000	424 RUSSELL ST	RES	1	82.50
003-183-029-000	440 RUSSELL ST	RES	2	165.00
003-183-032-000	422 RUSSELL ST	RES	3	247.50
003-183-034-000	420 RUSSELL ST	RES	1	82.50
003-183-035-000	436 RUSSELL ST	RES	1	82.50
003-183-036-000	438 RUSSELL ST	RES	1	82.50
003-183-037-000	206 EMERY ST	RES	1	82.50
003-183-038-000	204 EMERY ST	RES	1	82.50
003-183-039-000	202 1/2 EMERY ST	RES	2	165.00
003-183-040-000	445 RUSSELL ST	RES	1	82.50
003-183-042-000	416 RUSSELL ST	RES	1	82.50
003-183-043-000	418 RUSSELL ST	RES	1	82.50
003-183-044-000	456 RUSSELL ST	RES	1	82.50
003-183-045-000	454 RUSSELL BLVD	RES	1	82.50
003-183-047-000	450 RUSSELL ST	RES	1	82.50
003-183-048-000	447 RUSSELL ST	RES	1	82.50
003-183-049-000	ST	RES	1	82.50
003-183-050-000	455 RUSSELL ST	RES	1	82.50
003-191-001-000	311 MAIN ST	RES	1	82.50
003-191-005-000	302 ABBEY ST	COM	1	26.25
003-191-006-000	301 MAIN ST	COM	1	26.25
003-191-007-000	303 MAIN ST	COM	1	26.25
003-191-008-000	305 MAIN ST	RES	1	82.50
003-191-009-000	307 MAIN ST	RES	1	82.50
003-191-010-000	309 MAIN ST	RES	1	82.50
003-191-011-000	310 ABBEY ST	RES	1	82.50
003-191-012-000	312 ABBEY ST	RES	1	82.50
003-191-013-000	308 ABBEY ST	RES	1	82.50
003-191-014-000	306 ABBEY ST	RES	1	82.50
003-191-015-000	316 ABBEY ST	RES	1	82.50
003-191-016-000	314 ABBEY ST	RES	1	82.50
003-192-001-000	201 4TH ST	RES	1	82.50
003-192-002-000	310 MAIN ST	COM	1	26.25
003-192-003-000	308 MAIN ST	RES	1	82.50
003-192-004-000	310 MAIN ST	RES	1	82.50
003-192-005-000	304 MAIN ST	RES	1	82.50
003-192-006-000	302 MAIN ST	RES	1	82.50
003-192-007-000	300 MAIN ST	RES	1	82.50
003-192-008-000	301 RUSSELL ST	RES	1	82.50
003-192-009-000	303 RUSSELL ST	RES	1	82.50
003-192-010-000	305 RUSSELL ST	RES	1	82.50
003-192-012-000	307 RUSSELL ST	RES	1	82.50
003-192-013-000	311 RUSSELL ST	RES	1	82.50
003-193-001-000	213 MAIN ST	RES	1	82.50
003-193-003-000	210 ABBEY ST	RES	1	82.50
003-193-004-000	208 ABBEY ST	RES	1	82.50
003-193-005-000	206 ABBEY ST	RES	1	82.50
003-193-007-000	201 MAIN ST	COM	1	26.25
003-193-008-000	205 MAIN ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-193-009-000	209 MAIN ST	RES	1	82.50
003-193-010-000	214 ABBEY ST	RES	2	165.00
003-193-011-000	212 ABBEY ST	RES	1	82.50
003-193-012-000	310 2ND ST	RES	2	165.00
003-193-013-000	204 ABBEY ST	RES	1	82.50
003-194-001-000	211 RUSSELL ST	RES	1	82.50
003-194-002-000	212 MAIN ST	RES	1	82.50
003-194-003-000	210 MAIN ST	RES	1	82.50
003-194-004-000	208 MAIN ST	RES	1	82.50
003-194-005-000	206 MAIN ST	RES	1	82.50
003-194-006-000	204 MAIN ST	RES	1	82.50
003-194-007-000	226 2ND ST	RES	1	82.50
003-194-010-000	209 RUSSELL ST	RES	1	82.50
003-194-011-000	205 RUSSELL ST	COM	1	26.25
003-201-001-000	116 ABBEY ST	RES	2	165.00
003-201-002-000	110 ABBEY ST	RES	1	82.50
003-201-008-000	107 MAIN ST	COM	1	26.25
003-201-012-000	119 MAIN ST	COM	1	26.25
003-201-013-000	311 2ND ST	RES	1	82.50
003-201-015-000	111 MAIN ST	COM	1	26.25
003-201-016-000	101 MAIN ST	COM	1	26.25
003-201-017-000	106 ABBEY ST	RES	1	82.50
003-202-002-000	112 MAIN ST	RES	1	82.50
003-202-003-000	110 MAIN ST	RES	1	82.50
003-202-004-000	108 MAIN ST	COM	1	26.25
003-202-005-000	106 MAIN ST	COM	1	26.25
003-202-006-000	100 MAIN ST	COM	1	26.25
003-202-007-000	208 1ST ST	RES	1	82.50
003-202-010-000	107 RUSSELL ST	RES	1	82.50
003-202-011-000	123 RUSSELL ST	RES	1	82.50
003-202-012-000	129 RUSSELL ST	RES	1	82.50
003-202-013-000	116 MAIN ST	RES	2	165.00
003-202-014-000	114 MAIN ST	RES	1	82.50
003-202-015-000	101 RUSSELL ST	RES	1	82.50
003-202-017-000	105 RUSSELL ST	RES	1	82.50
003-203-001-000	48 MAIN ST	COM	1	26.25
003-203-002-000	ST	COM	1	26.25
003-203-003-000	211 1ST ST	COM	1	26.25
003-203-004-000	42 MAIN ST	COM	1	26.25
003-203-005-000	36 MAIN ST	COM	1	26.25
003-203-006-000	34 MAIN ST	COM	1	26.25
003-203-007-000	30 MAIN ST	COM	1	26.25
003-203-008-000	26 MAIN ST	COM	1	26.25
003-203-009-000	22 MAIN ST	COM	1	26.25
003-203-010-000	14 MAIN ST	COM	1	26.25
003-203-011-000	2-10 MAIN ST/210 RAILRO ST	COM	1	26.25
003-203-012-000	200-208 RAILROAD AVE	COM	1	26.25
003-203-013-000	7 RUSSELL ST	RES	1	82.50
003-203-014-000	9 RUSSELL ST	RES	1	82.50
003-203-015-000	11 RUSSELL ST	RES	1	82.50
003-203-017-000	18 MAIN ST	COM	1	26.25
003-204-007-000	310-312 RAILROAD AVE	COM	1	26.25
003-204-008-000	1 - 7 MAIN ST	COM	1	26.25
003-204-009-000	7-11 MAIN ST	COM	1	26.25
003-204-010-000	15 A & B MAIN ST	COM	1	26.25
003-204-011-000	19-23 MAIN ST	COM	1	26.25
003-204-013-000	31 MAIN ST	COM	1	26.25
003-204-014-000	33 MAIN ST	COM	1	26.25
003-204-015-000	35 MAIN ST	COM	1	26.25
003-204-016-000	37 MAIN ST	COM	1	26.25

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-204-017-000	41-47 MAIN ST	COM	1	26.25
003-221-001-000	11 E MAIN ST	RES	1	82.50
003-221-002-000	14 E ABBEY ST	RES	1	82.50
003-221-003-000	16 E ABBEY ST	RES	2	165.00
003-221-004-000	22 E ABBEY ST	RES	1	82.50
003-221-005-000	24 E ABBEY ST	RES	1	82.50
003-221-006-000	26 E ABBEY ST	RES	1	82.50
003-221-008-000	300 EAST ST	RES	6	495.00
003-221-009-000	23 E MAIN ST	RES	1	82.50
003-221-012-000	13 E MAIN ST	RES	1	82.50
003-221-014-000	21 E MAIN ST	RES	2	165.00
003-221-015-000	17 E MAIN ST	RES	1	82.50
003-221-017-000	28 E ABBEY ST	RES	7	577.50
003-222-003-000	107 ELLIOT ST	RES	2	165.00
003-222-005-000	10 E MAIN ST	RES	1	82.50
003-222-012-000	24 E MAIN ST	RES	1	82.50
003-222-013-000	26 E MAIN ST	RES	1	82.50
003-222-014-000	28 E MAIN ST	RES	1	82.50
003-222-016-000	30 E MAIN ST	RES	1	82.50
003-222-019-000	102 ELLIOT ST	RES	7	577.50
003-222-020-000	101 ELLIOT ST	RES	5	412.50
003-222-021-000	14 E MAIN ST	RES	1	82.50
003-222-022-000	12 E MAIN ST	RES	1	82.50
003-222-023-000	20 E MAIN ST	RES	1	82.50
003-223-002-000	305 EAST ST	RES	1	82.50
003-223-003-000	307 EAST ST	RES	1	82.50
003-223-005-000	31 E MAIN ST	RES	1	82.50
003-223-007-000	29 E MAIN ST	RES	1	82.50
003-224-002-000	8 E ABBEY ST	COM	1	26.25
003-224-003-000	5 & 7 E MAIN ST	COM	1	26.25
003-224-004-000	9 E MAIN ST	COM	1	26.25
003-230-006-000	106 3RD ST	RES	1	82.50
003-230-007-000	104 3RD ST	RES	1	82.50
003-230-008-000	102 3RD ST	RES	1	82.50
003-230-009-000	312 RUSSELL ST	RES	1	82.50
003-230-010-000	114 3RD ST	RES	1	82.50
003-230-017-000	102 RIVERVIEW CT	COM	1	26.25
003-230-019-000	118 3RD ST	RES	1	82.50
003-230-020-000	116 3RD ST	RES	1	82.50
003-230-024-000	120 LIWAI VILLAGE CT	RES	1	82.50
003-230-025-000	116 LIWAI VILLAGE CT	RES	1	82.50
003-230-029-000	112 LIWAI VILLAGE CT	RES	1	82.50
003-230-030-000	108 LIWAI VILLAGE CT	RES	1	82.50
003-241-001-000	101 3RD ST	RES	1	82.50
003-241-002-000	105 3RD ST	RES	1	82.50
003-241-003-000	107 3RD ST	RES	2	165.00
003-241-005-000	206 RUSSELL ST	RES	1	82.50
003-241-008-000	108 2ND ST	RES	1	82.50
003-241-009-000	102 SECOND ST	RES	1	82.50
003-241-012-000	100 WOLFSKILL ST	RES	1	82.50
003-241-013-000	WOLFSKILL ST	RES	1	82.50
003-241-015-000	AVE	RES	1	82.50
003-241-017-000	204 RUSSELL ST	RES	1	82.50
003-241-021-000	200 WOLFSKILL ST	RES	1	82.50
003-241-022-000	102 WOLFSKILL ST	RES	1	82.50
003-241-023-000	210 RUSSELL ST	RES	5	412.50
003-241-024-000	109 3RD ST	RES	1	82.50
003-241-027-000	110 2ND ST	RES	1	82.50
003-241-029-000	202 RUSSELL ST	RES	1	82.50
003-242-001-000	105 2ND ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-242-003-000	115 2ND ST	RES	1	82.50
003-242-004-000	124 RUSSELL ST	RES	1	82.50
003-242-005-000	120 RUSSELL ST	RES	1	82.50
003-242-010-000	100 FIRST ST	RES	1	82.50
003-242-011-000	106 RUSSELL ST	RES	1	82.50
003-242-013-000	117 2ND ST	RES	1	82.50
003-242-014-000	102-104 RUSSELL ST	RES	1	82.50
003-242-015-000	105 WOLFSKILL ST	RES	4	330.00
003-242-016-000	118 1ST ST	RES	1	82.50
003-242-017-000	110 1ST ST	RES	1	82.50
003-243-002-000	10 RUSSELL ST	RES	1	82.50
003-243-003-000	8 RUSSELL ST	RES	1	82.50
003-243-005-000	12 RUSSELL ST	RES	2	165.00
003-243-006-000	14 RUSSELL ST	RES	2	165.00
003-243-007-000	6 RUSSELL ST	RES	1	82.50
003-243-008-000	2 RUSSELL ST	COM	1	26.25
003-271-002-000	802 HEMENWAY ST	RES	1	82.50
003-271-008-000	804 HEMENWAY ST	RES	1	82.50
003-271-009-000	800 HEMENWAY ST	RES	1	82.50
003-271-011-000	900 HEMENWAY ST	RES	1	82.50
003-271-012-000	902 HEMENWAY ST	RES	1	82.50
003-271-013-000	302 ROSA AVE	RES	1	82.50
003-271-014-000	300 ROSA AVE	RES	1	82.50
003-271-015-000	304 ROSA AVE	RES	1	82.50
003-271-016-000	306 ROSA AVE	RES	1	82.50
003-271-017-000	308 ROSA AVE	RES	1	82.50
003-271-018-000	310 ROSA AVE	RES	1	82.50
003-271-019-000	312 ROSA AVE	RES	1	82.50
003-271-020-000	314 ROSA AVE	RES	1	82.50
003-271-021-000	315 PEACH PL	RES	1	82.50
003-271-022-000	313 PEACH PL	RES	1	82.50
003-271-023-000	311 PEACH PL	RES	1	82.50
003-271-024-000	309 PEACH PL	RES	1	82.50
003-271-025-000	307 PEACH PL	RES	1	82.50
003-271-026-000	304 PEACH PL	RES	1	82.50
003-271-027-000	306 PEACH PL	RES	1	82.50
003-271-028-000	308 PEACH PL	RES	1	82.50
003-271-029-000	310 PEACH PL	RES	1	82.50
003-271-030-000	312 PEACH PL	RES	1	82.50
003-271-031-000	803 APRICOT AVE	RES	1	82.50
003-271-032-000	319 ANDERSON AVE	RES	1	82.50
003-271-033-000	315 ANDERSON AVE	RES	1	82.50
003-271-034-000	311 ANDERSON AVE	RES	1	82.50
003-271-035-000	307 ANDERSON AVE	RES	1	82.50
003-271-036-000	303 ANDERSON AVE	RES	1	82.50
003-272-003-000	301 ROSA AVE	RES	1	82.50
003-272-004-000	303 ROSA AVE	RES	1	82.50
003-272-005-000	305 ROSA AVE	RES	1	82.50
003-272-006-000	307 ROSA AVE	RES	1	82.50
003-272-007-000	309 ROSA AVE	RES	1	82.50
003-272-008-000	311 ROSA AVE	RES	1	82.50
003-272-009-000	313 ROSA AVE	RES	1	82.50
003-272-010-000	315 ROSA AVE	RES	1	82.50
003-272-011-000	317 ROSA AVE	RES	1	82.50
003-272-012-000	910 APRICOT AVE	RES	1	82.50
003-272-013-000	908 APRICOT AVE	RES	1	82.50
003-272-014-000	906 APRICOT AVE	RES	1	82.50
003-272-015-000	904 APRICOT AVE	RES	1	82.50
003-272-016-000	902 APRICOT AVE	RES	1	82.50
003-272-017-000	900 APRICOT AVE	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-272-018-000	804 APRICOT AVE	RES	1	82.50
003-272-019-000	802 APRICOT AVE	RES	1	82.50
003-272-020-000	800 APRICOT AVE	RES	1	82.50
003-273-001-000	213 ROSA AVE	RES	1	82.50
003-273-002-000	211 ROSA AVE	RES	1	82.50
003-273-003-000	209 ROSA AVE	RES	1	82.50
003-273-004-000	207 ROSA AVE	RES	1	82.50
003-273-005-000	205 ROSA AVE	RES	1	82.50
003-273-006-000	203 ROSA AVE	RES	1	82.50
003-273-007-000	201 ROSA AVE	RES	1	82.50
003-274-001-000	212 ROSA AVE	RES	1	82.50
003-274-002-000	210 ROSA AVE	RES	1	82.50
003-274-003-000	208 ROSA AVE	RES	1	82.50
003-274-004-000	206 ROSA AVE	RES	1	82.50
003-274-005-000	204 ROSA AVE	RES	1	82.50
003-274-006-000	202 ROSA AVE	RES	1	82.50
003-274-007-000	200 ROSA AVE	RES	1	82.50
003-274-008-000	902 MERMOD PL	RES	1	82.50
003-274-009-000	203 LENIS AVE	RES	1	82.50
003-274-010-000	205 LENIS AVE	RES	1	82.50
003-274-011-000	207 LENIS AVE	RES	1	82.50
003-274-012-000	209 LENIS AVE	RES	1	82.50
003-274-013-000	211 LENIS AVE	RES	1	82.50
003-274-014-000	213 LENIS AVE	RES	1	82.50
003-275-001-000	905 MERMOD PL	RES	1	82.50
003-275-002-000	907 MERMOD PL	RES	1	82.50
003-275-003-000	909 MERMOD PL	RES	1	82.50
003-275-004-000	1001 MERMOD PL	RES	1	82.50
003-275-005-000	1003 MERMOD PL	RES	1	82.50
003-275-006-000	903 MERMOD PL	COM	1	26.25
003-275-007-000	901 MERMOD PL	RES	1	82.50
003-275-008-000	805 MERMOD PL	RES	1	82.50
003-275-009-000	803 MERMOD PL	RES	1	82.50
003-275-010-000	113 ANDERSON AVE	RES	1	82.50
003-276-001-000	213 ANDERSON AVE	RES	1	82.50
003-276-002-000	212 LENIS AVE	RES	1	82.50
003-276-003-000	210 LENIS AVE	RES	1	82.50
003-276-004-000	208 LENIS AVE	RES	1	82.50
003-276-005-000	206 LENIS AVE	RES	1	82.50
003-276-006-000	204 LENIS AVE	RES	1	82.50
003-276-007-000	202 LENIS AVE	RES	1	82.50
003-276-008-000	806 MERMOD PL	RES	1	82.50
003-276-009-000	201 ANDERSON AVE	RES	1	82.50
003-276-010-000	203 ANDERSON AVE	RES	1	82.50
003-276-011-000	205 ANDERSON AVE	RES	1	82.50
003-276-012-000	207 ANDERSON AVE	RES	1	82.50
003-276-013-000	209 ANDERSON AVE	RES	1	82.50
003-276-014-000	211 ANDERSON AVE	RES	1	82.50
003-281-007-000	718 HEMENWAY ST	RES	1	82.50
003-281-008-000	716 HEMENWAY ST	RES	1	82.50
003-281-009-000	714 HEMENWAY ST	RES	1	82.50
003-281-010-000	712 HEMENWAY ST	RES	1	82.50
003-281-011-000	710 HEMENWAY ST	RES	1	82.50
003-281-012-000	708 HEMENWAY ST	RES	1	82.50
003-281-013-000	700 HEMENWAY ST	RES	1	82.50
003-281-016-000	301 GRANT AVE	RES	1	82.50
003-281-034-000	213 GRANT AVE	RES	1	82.50
003-281-035-000	215 GRANT AVE	RES	1	82.50
003-282-002-000	18 ANDERSON AVE	RES	12	990.00
003-282-003-000	14 ANDERSON AVE	RES	7	577.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-282-004-000	12 ANDERSON AVE	RES	1	82.50
003-282-011-000	704 RAILROAD AVE	RES	8	660.00
003-282-018-000	11 GRANT AVE	COM	1	26.25
003-282-019-000	106 ANDERSON AVE	RES	4	330.00
003-282-020-000	RD	RES	1	82.50
003-282-021-000	10 ANDERSON AVE	RES	1	82.50
003-282-022-000	722 RAILROAD AVE	RES	1	82.50
003-282-023-000	717 HEMENWAY ST	RES	1	82.50
003-282-024-000	715 HEMENWAY ST	RES	1	82.50
003-282-025-000	3 GRANT AVE	COM	1	26.25
003-321-001-000	709 DUTTON ST	COM	1	26.25
003-321-003-000	19 E GRANT AVE	RES	1	82.50
003-321-004-000	15 E GRANT AVE	RES	1	82.50
003-322-003-000	710 DUTTON ST	COM	1	26.25
003-322-020-000	723 RAILROAD AVE	COM	1	26.25
003-322-022-000	AVE	COM	1	26.25
003-322-024-000	723 RAILROAD AVE	COM	1	26.25
003-330-007-000	LN	RES	1	82.50
003-330-011-000	801 DUTTON ST	RES	39	3,217.50
003-330-013-000	CR 89	RES	1	82.50
003-330-016-000	807 RAILROAD AVE	COM	1	26.25
003-330-017-000	RAILROAD AVE	COM	1	26.25
003-330-018-000	DUTTON ST	COM	1	26.25
003-330-019-000	812 WALNUT LN	RES	1	82.50
003-330-020-000	810 WALNUT LN	RES	1	82.50
003-330-021-000	808 WALNUT LN	RES	1	82.50
003-330-022-000	804 WALNUT LN	RES	1	82.50
003-330-023-000	800 WALNUT LN	RES	1	82.50
003-330-024-000	CR 89	RES	1	82.50
003-341-001-000	401 PEAR PL	RES	1	82.50
003-341-002-000	403 PEAR PL	RES	1	82.50
003-341-003-000	405 PEAR PL	RES	1	82.50
003-341-004-000	407 PEAR PL	RES	1	82.50
003-341-005-000	406 PEAR PL	RES	1	82.50
003-341-006-000	404 PEAR PL	RES	1	82.50
003-341-007-000	402 PEAR PL	RES	1	82.50
003-341-008-000	724 APRICOT AVE	RES	1	82.50
003-341-009-000	720 APRICOT AVE	RES	1	82.50
003-341-010-000	716 APRICOT AVE	RES	1	82.50
003-341-011-000	403 PLUM PL	RES	1	82.50
003-341-012-000	405 PLUM PL	RES	1	82.50
003-341-013-000	407 PLUM PL	RES	1	82.50
003-341-014-000	409 PLUM PL	RES	1	82.50
003-341-015-000	411 PLUM PL	RES	1	82.50
003-341-016-000	412 PLUM PL	RES	1	82.50
003-341-017-000	410 PLUM PL	RES	1	82.50
003-341-018-000	408 PLUM PL	RES	1	82.50
003-341-019-000	406 PLUM PL	RES	1	82.50
003-341-020-000	404 PLUM PL	RES	1	82.50
003-341-021-000	402 PLUM PL	RES	1	82.50
003-341-022-000	400 PLUM PL	RES	1	82.50
003-341-023-000	401 LUIS PL	RES	1	82.50
003-341-024-000	403 LUIS PL	RES	1	82.50
003-341-025-000	405 LUIS PL	RES	1	82.50
003-341-026-000	407 LUIS PL	RES	1	82.50
003-341-027-000	409 LUIS PL	RES	1	82.50
003-341-028-000	411 LUIS PL	RES	1	82.50
003-341-029-000	412 LUIS PL	RES	1	82.50
003-341-030-000	410 LUIS PL	RES	1	82.50
003-341-031-000	408 LUIS PL	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-341-032-000	406 LUIS PL	RES	1	82.50
003-341-033-000	404 LUIS PL	RES	1	82.50
003-341-034-000	402 LUIS PL	RES	1	82.50
003-341-035-000	400 LUIS PL	RES	1	82.50
003-341-036-000	401 GRANT AVE	RES	1	82.50
003-341-037-000	403 GRANT AVE	RES	1	82.50
003-341-038-000	405 GRANT AVE	RES	1	82.50
003-341-039-000	407 GRANT AVE	RES	1	82.50
003-341-040-000	409 GRANT AVE	RES	1	82.50
003-341-041-000	411 GRANT AVE	RES	1	82.50
003-341-042-000	413 GRANT AVE	RES	1	82.50
003-342-010-000	719 APRICOT AVE	RES	1	82.50
003-342-011-000	721 APRICOT AVE	RES	1	82.50
003-342-012-000	723 APRICOT AVE	RES	1	82.50
003-342-015-000	717 APRICOT AVE	RES	1	82.50
003-342-016-000	715 APRICOT AVE	RES	1	82.50
003-342-017-000	713 APRICOT AVE	RES	1	82.50
003-342-018-000	711 APRICOT AVE	RES	1	82.50
003-342-019-000	709 APRICOT AVE	RES	1	82.50
003-342-020-000	707 APRICOT AVE	RES	1	82.50
003-342-021-000	705 APRICOT AVE	RES	1	82.50
003-342-022-000	703 APRICOT AVE	RES	1	82.50
003-342-023-000	701 APRICOT AVE	RES	1	82.50
003-342-025-000	725 APRICOT AVE	RES	1	82.50
003-350-002-000	807 WALNUT LN	RES	1	82.50
003-350-003-000	803 WALNUT LN	RES	1	82.50
003-350-004-000	711 WALNUT LN	RES	1	82.50
003-350-005-000	709 WALNUT LN	RES	1	82.50
003-350-013-000	101 E GRANT AVE	RES	1	82.50
003-350-017-000	121 E GRANT AVE	COM	1	26.25
003-350-018-000	111 E GRANT AVE	COM	1	26.25
003-350-019-000	115 E GRANT AVE	COM	1	26.25
003-360-001-000	844 WALNUT LN	RES	1	82.50
003-360-002-000	842 WALNUT LN	RES	1	82.50
003-360-010-000	1035 RAILROAD AVE	COM	1	26.25
003-360-012-000	836 WALNUT LN	RES	1	82.50
003-360-013-000	AVE	COM	1	26.25
003-360-014-000	AVE	COM	1	26.25
003-360-015-000	1029 RAILROAD AVE	COM	1	26.25
003-360-016-000	1029 RAILROAD AVE	COM	1	26.25
003-360-019-000	840 WALNUT LN	RES	1	82.50
003-360-020-000	127 CARRION CT (PRIVAT CT	RES	2	165.00
003-360-021-000	125 CARRION CT	RES	1	82.50
003-360-022-000	126 CARRION CT (PRIVAT CT	RES	1	82.50
003-360-023-000	128 CARRION CT (PRIVAT CT	RES	1	82.50
003-360-027-000	955 RAILROAD AVE	RES	74	6,105.00
003-370-006-000	400 MORGAN ST	RES	38	3,135.00
003-370-023-000	509 EAST ST	RES	1	82.50
003-370-024-000	507 EAST ST	RES	1	82.50
003-370-025-000	505 EAST ST	COM	1	26.25
003-370-026-000	511 EAST ST	RES	1	82.50
003-370-027-000	180-188 E GRANT AVE	COM	1	26.25
003-370-032-000	405 EAST ST	RES	1	82.50
003-370-033-000	403 EAST ST	RES	1	82.50
003-370-034-000	116 E BAKER ST	RES	44	3,630.00
003-370-038-000	110 E BAKER ST	RES	34	2,805.00
003-370-039-000	501 EAST ST	COM	1	26.25
003-380-001-000	127 WESTWOOD CT	RES	1	82.50
003-380-002-000	123 WESTWOOD CT	RES	1	82.50
003-380-003-000	119 WESTWOOD CT	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-380-004-000	115 WESTWOOD CT	RES	1	82.50
003-380-005-000	111 WESTWOOD CT	RES	1	82.50
003-380-006-000	107 WESTWOOD CT	RES	1	82.50
003-380-007-000	103 WESTWOOD CT	RES	1	82.50
003-380-008-000	100 WESTWOOD CT	RES	1	82.50
003-380-009-000	104 WESTWOOD CT	RES	1	82.50
003-380-010-000	108 WESTWOOD CT	RES	1	82.50
003-380-011-000	112 WESTWOOD CT	RES	1	82.50
003-380-012-000	116 WESTWOOD CT	RES	1	82.50
003-380-013-000	120 WESTWOOD CT	RES	1	82.50
003-380-014-000	124 WESTWOOD CT	RES	1	82.50
003-380-015-000	316 RUSSELL ST	RES	1	82.50
003-380-016-000	129 RIVERVIEW CT	RES	1	82.50
003-380-017-000	125 RIVERVIEW CT	RES	1	82.50
003-380-018-000	121 RIVERVIEW CT	RES	1	82.50
003-380-019-000	117 RIVERVIEW CT	RES	1	82.50
003-380-020-000	113 RIVERVIEW CT	RES	1	82.50
003-380-021-000	109 RIVERVIEW CT	RES	1	82.50
003-380-022-000	105 RIVERVIEW CT	RES	1	82.50
003-380-023-000	101 RIVERVIEW CT	RES	1	82.50
003-380-024-000	102 RIVERVIEW CT	RES	1	82.50
003-380-025-000	106 RIVERVIEW CT	RES	1	82.50
003-380-026-000	110 RIVERVIEW CT	RES	1	82.50
003-380-027-000	114 RIVERVIEW CT	RES	1	82.50
003-380-028-000	118 RIVERVIEW CT	RES	1	82.50
003-380-029-000	122 RIVERVIEW CT	RES	1	82.50
003-380-030-000	126 RIVERVIEW CT	RES	1	82.50
003-380-031-000	130 RIVERVIEW CT	RES	1	82.50
003-391-001-000	790 APRICOT AVE	RES	1	82.50
003-391-002-000	786 APRICOT AVE	RES	1	82.50
003-391-003-000	782 APRICOT AVE	RES	1	82.50
003-391-004-000	778 APRICOT AVE	RES	1	82.50
003-391-005-000	AVE	RES	1	82.50
003-392-001-000	720 HEMENWAY ST	RES	1	82.50
003-392-002-000	777 APRICOT AVE	RES	1	82.50
003-392-003-000	781 APRICOT AVE	RES	1	82.50
003-392-004-000	785 APRICOT AVE	RES	1	82.50
003-392-005-000	320 ANDERSON AVE	RES	1	82.50
003-392-006-000	788 HILL PL	RES	1	82.50
003-392-007-000	784 HILL PL	RES	1	82.50
003-392-008-000	780 HILL PL	RES	1	82.50
003-392-009-000	776 HILL PL	RES	1	82.50
003-392-010-000	775 HILL PL	RES	1	82.50
003-392-011-000	779 HILL PL	RES	1	82.50
003-392-012-000	783 HILL PL	RES	1	82.50
003-392-013-000	787 HILL PL	RES	1	82.50
003-392-014-000	734 HEMENWAY ST	RES	1	82.50
003-392-015-000	732 HEMENWAY ST	RES	1	82.50
003-392-016-000	730 HEMENWAY ST	RES	1	82.50
003-392-017-000	728 HEMENWAY ST	RES	1	82.50
003-393-001-000	215 MERMOD RD	RES	1	82.50
003-393-002-000	214 ANDERSON AVE	RES	1	82.50
003-393-003-000	212 ANDERSON AVE	RES	1	82.50
003-393-004-000	210 ANDERSON AVE	RES	1	82.50
003-393-005-000	208 ANDERSON AVE	RES	1	82.50
003-393-006-000	206 ANDERSON AVE	RES	1	82.50
003-393-007-000	734 MERMOD PL	RES	1	82.50
003-393-008-000	732 MERMOD PL	RES	1	82.50
003-393-009-000	207 MERMOD RD	RES	1	82.50
003-393-010-000	209 MERMOD RD	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-393-011-000	211 MERMOD RD	RES	1	82.50
003-393-012-000	213 MERMOD RD	RES	1	82.50
003-394-001-000	113 MERMOD RD	RES	1	82.50
003-394-002-000	114 ANDERSON AVE	RES	1	82.50
003-395-001-000	729 HEMENWAY ST	RES	1	82.50
003-395-002-000	212 MERMOD RD	RES	1	82.50
003-395-003-000	210 MERMOD RD	RES	1	82.50
003-395-004-000	208 MERMOD RD	RES	1	82.50
003-395-005-000	206 MERMOD RD	RES	1	82.50
003-395-006-000	204 MERMOD RD	RES	1	82.50
003-395-007-000	202 MERMOD RD	RES	1	82.50
003-395-008-000	200 MERMOD RD	RES	1	82.50
003-395-009-000	114 MERMOD RD	RES	1	82.50
003-401-001-000	450 ABBEY ST	RES	1	82.50
003-401-002-000	454 ABBEY ST	RES	1	82.50
003-401-003-000	458 ABBEY ST	RES	1	82.50
003-401-004-000	469 MAIN ST	RES	1	82.50
003-401-005-000	463 MAIN ST	RES	1	82.50
003-401-006-000	459 MAIN ST	RES	1	82.50
003-401-007-000	455 MAIN ST	RES	1	82.50
003-401-008-000	451 MAIN ST	RES	1	82.50
003-402-001-000	468 MAIN ST	RES	1	82.50
003-402-002-000	464 MAIN ST	RES	1	82.50
003-402-003-000	460 MAIN ST	RES	1	82.50
003-402-004-000	456 MAIN ST	RES	1	82.50
003-402-005-000	500 ABBEY ST	RES	1	82.50
003-402-006-000	502 ABBEY ST	RES	1	82.50
003-402-007-000	504 ABBEY ST	RES	1	82.50
003-402-008-000	506 ABBEY ST	RES	1	82.50
003-402-009-000	508 ABBEY ST	RES	1	82.50
003-402-010-000	510 ABBEY ST	RES	1	82.50
003-402-011-000	512 ABBEY ST	RES	1	82.50
003-402-012-000	514 ABBEY ST	RES	1	82.50
003-402-013-000	516 ABBEY ST	RES	1	82.50
003-402-014-000	518 ABBEY ST	RES	1	82.50
003-402-015-000	400 DRY CREEK LN	RES	1	82.50
003-402-016-000	402 DRY CREEK LN	RES	1	82.50
003-402-017-000	404 DRY CREEK LN	RES	1	82.50
003-402-018-000	406 DRY CREEK LN	RES	1	82.50
003-402-019-000	408 DRY CREEK LN	RES	1	82.50
003-402-020-000	410 DRY CREEK LN	RES	1	82.50
003-402-021-000	412 DRY CREEK DR	RES	1	82.50
003-402-022-000	414 DRY CREEK LN	RES	1	82.50
003-402-023-000	416 DRY CREEK LN	RES	1	82.50
003-402-024-000	418 DRY CREEK LN	RES	1	82.50
003-403-001-000	508 MAIN ST	RES	1	82.50
003-403-002-000	504 MAIN ST	RES	1	82.50
003-403-003-000	500 MAIN ST	RES	1	82.50
003-403-004-000	488 MAIN ST	RES	1	82.50
003-403-005-000	484 MAIN ST	RES	1	82.50
003-403-006-000	480 MAIN ST	RES	1	82.50
003-403-007-000	476 MAIN ST	RES	1	82.50
003-403-008-000	472 MAIN ST	RES	1	82.50
003-403-009-000	501 ABBEY ST	RES	1	82.50
003-403-010-000	503 ABBEY ST	RES	1	82.50
003-403-011-000	505 ABBEY ST	RES	1	82.50
003-403-012-000	401 DRY CREEK LN	RES	1	82.50
003-403-013-000	403 DRY CREEK LN	RES	1	82.50
003-403-014-000	405 DRY CREEK LN	RES	1	82.50
003-403-015-000	407 DRY CREEK LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-403-016-000	409 DRY CREEK LN	RES	1	82.50
003-403-017-000	411 DRY CREEK LN	RES	1	82.50
003-403-018-000	413 DRY CREEK LN	RES	1	82.50
003-403-019-000	415 DRY CREEK LN	RES	1	82.50
003-403-020-000	417 DRY CREEK LN	RES	1	82.50
003-403-022-000	512 MAIN ST	RES	1	82.50
003-403-023-000	419 DRY CREEK LN	RES	1	82.50
003-403-024-000	516 MAIN ST	RES	1	82.50
003-404-001-000	450 EDWARDS ST	RES	1	82.50
003-404-002-000	454 EDWARDS ST	RES	1	82.50
003-404-003-000	458 EDWARDS ST	RES	1	82.50
003-404-004-000	462 EDWARDS ST	RES	1	82.50
003-404-005-000	466 EDWARDS ST	RES	1	82.50
003-404-006-000	470 EDWARDS ST	RES	1	82.50
003-404-007-000	474 EDWARDS ST	RES	1	82.50
003-404-008-000	471 ABBEY ST	RES	1	82.50
003-404-009-000	467 ABBEY ST	RES	1	82.50
003-404-010-000	463 ABBEY ST	RES	1	82.50
003-404-011-000	459 ABBEY ST	RES	1	82.50
003-404-012-000	455 ABBEY ST	RES	1	82.50
003-404-013-000	451 ABBEY ST	RES	1	82.50
003-405-001-000	451 EDWARDS ST	RES	1	82.50
003-405-002-000	455 EDWARDS ST	RES	1	82.50
003-405-003-000	459 EDWARDS ST	RES	1	82.50
003-405-004-000	463 EDWARDS ST	RES	1	82.50
003-405-005-000	467 EDWARDS ST	RES	1	82.50
003-405-006-000	471 EDWARDS ST	RES	1	82.50
003-405-007-000	475 EDWARDS ST	RES	1	82.50
003-405-008-000	507 MAIN ST	RES	1	82.50
003-410-001-000	800 CARRION CIR	RES	1	82.50
003-410-002-000	802 CARRION CIR	RES	1	82.50
003-410-003-000	804 CARRION CIR	RES	1	82.50
003-410-004-000	806 CARRION CIR	RES	1	82.50
003-410-005-000	808 CARRION CIR	RES	1	82.50
003-410-006-000	810 CARRION CIR	RES	1	82.50
003-410-007-000	812 CARRION CIR	RES	1	82.50
003-410-008-000	22 PRISCILLA CT	RES	1	82.50
003-410-009-000	20 PRISCILLA CT	RES	1	82.50
003-410-010-000	19 PRISCILLA CT	RES	1	82.50
003-410-011-000	17 PRISCILLA CT	RES	1	82.50
003-410-012-000	15 PRISCILLA CT	RES	1	82.50
003-410-013-000	816 CARRION CIR	RES	1	82.50
003-410-014-000	818 CARRION CIR	RES	1	82.50
003-410-015-000	820 CARRION CIR	RES	1	82.50
003-410-016-000	820 RAILROAD AVE	COM	1	26.25
003-410-017-000	823 CARRION CIR	RES	1	82.50
003-410-018-000	821 CARRION CIR	RES	1	82.50
003-410-019-000	819 CARRION CIR	RES	1	82.50
003-410-020-000	817 CARRION CIR	RES	1	82.50
003-410-021-000	815 CARRION CIR	RES	1	82.50
003-410-022-000	813 CARRION CIR	RES	1	82.50
003-410-023-000	811 CARRION CIR	RES	1	82.50
003-410-024-000	809 CARRION CIR	RES	1	82.50
003-410-025-000	807 CARRION CIR	RES	1	82.50
003-410-026-000	805 CARRION CIR	RES	1	82.50
003-410-027-000	803 CARRION CIR	RES	1	82.50
003-410-028-000	801 CARRION CIR	RES	1	82.50
003-410-029-000	11 ANDERSON AVE	RES	1	82.50
003-410-030-000	9 ANDERSON AVE	RES	1	82.50
003-410-031-000	7 ANDERSON AVE	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-410-032-000	800 RAILROAD AVE	RES	1	82.50
003-410-033-000	2 BETTY CT	RES	1	82.50
003-410-034-000	4 BETTY CT	RES	1	82.50
003-410-037-000	10 BETTY CT	RES	1	82.50
003-410-038-000	9 BETTY CT	RES	1	82.50
003-410-039-000	7 BETTY CT	RES	1	82.50
003-410-040-000	5 BETTY CT	RES	1	82.50
003-410-041-000	3 BETTY CT	RES	1	82.50
003-410-042-000	1 BETTY CT	RES	1	82.50
003-410-043-000	6 BETTY CT	RES	1	82.50
003-410-045-000	8 BETTY CT	RES	1	82.50
003-421-003-000	1000 HEMENWAY ST	RES	1	82.50
003-421-004-000	1002 HEMENWAY ST	RES	1	82.50
003-421-005-000	1004 HEMENWAY ST	RES	1	82.50
003-421-006-000	1006 HEMENWAY ST	RES	1	82.50
003-421-007-000	1008 HEMENWAY ST	RES	1	82.50
003-421-008-000	1010 HEMENWAY ST	RES	1	82.50
003-421-009-000	1012 HEMENWAY ST	RES	1	82.50
003-421-010-000	1014 HEMENWAY ST	RES	1	82.50
003-421-011-000	1016 HEMENWAY ST	RES	1	82.50
003-421-012-000	1018 HEMENWAY ST	RES	1	82.50
003-421-013-000	1020 HEMENWAY ST	RES	1	82.50
003-422-001-000	1001 HEMENWAY ST	RES	1	82.50
003-422-002-000	1003 HEMENWAY ST	RES	1	82.50
003-422-003-000	1005 HEMENWAY ST	RES	1	82.50
003-422-004-000	1007 HEMENWAY ST	RES	1	82.50
003-422-005-000	1009 HEMENWAY ST	RES	1	82.50
003-422-006-000	1011 HEMENWAY ST	RES	1	82.50
003-422-007-000	1013 HEMENWAY ST	RES	1	82.50
003-422-008-000	1015 HEMENWAY ST	RES	1	82.50
003-422-009-000	1017 HEMENWAY ST	RES	1	82.50
003-422-010-000	1019 HEMENWAY ST	RES	1	82.50
003-422-011-000	1021 HEMENWAY ST	RES	1	82.50
003-422-012-000	1204 ALMERIA AVE	RES	1	82.50
003-422-013-000	1202 ALMERIA AVE	RES	1	82.50
003-422-014-000	1200 ALMERIA AVE	RES	1	82.50
003-422-015-000	1106 ALMERIA AVE	RES	1	82.50
003-422-016-000	1104 ALMERIA AVE	RES	1	82.50
003-422-017-000	1102 ALMERIA AVE	RES	1	82.50
003-422-018-000	1100 ALMERIA AVE	RES	1	82.50
003-422-019-000	206 ALMERIA PL	RES	1	82.50
003-422-020-000	204 ALMERIA PL	RES	1	82.50
003-422-021-000	202 ALMERIA PL	RES	1	82.50
003-422-022-000	200 ALMERIA PL	RES	1	82.50
003-423-001-000	204 NIEMANN ST	RES	1	82.50
003-423-002-000	202 NIEMANN ST	RES	1	82.50
003-423-003-000	200 NIEMANN ST	RES	1	82.50
003-423-004-000	112 NIEMANN ST	RES	1	82.50
003-423-005-000	110 NIEMANN ST	RES	1	82.50
003-423-006-000	108 NIEMANN ST	RES	1	82.50
003-423-007-000	106 NIEMANN ST	RES	1	82.50
003-423-008-000	104 NIEMANN ST	RES	1	82.50
003-423-009-000	102 NIEMANN ST	RES	1	82.50
003-423-010-000	100 NIEMANN ST	RES	1	82.50
003-423-011-000	98 NIEMANN ST	RES	1	82.50
003-423-012-000	96 NIEMANN ST	RES	1	82.50
003-423-013-000	97 MARTINEZ WAY	RES	1	82.50
003-423-014-000	99 MARTINEZ WAY	RES	1	82.50
003-423-015-000	101 MARTINEZ WAY	RES	1	82.50
003-423-016-000	103 MARTINEZ WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-423-017-000	105 MARTINEZ WAY	RES	1	82.50
003-423-018-000	107 MARTINEZ WAY	RES	1	82.50
003-423-019-000	109 MARTINEZ WAY	RES	1	82.50
003-423-020-000	111 MARTINEZ WAY	RES	1	82.50
003-423-021-000	113 MARTINEZ WAY	RES	1	82.50
003-423-022-000	201 MARTINEZ WAY	RES	1	82.50
003-423-023-000	203 MARTINEZ WAY	RES	1	82.50
003-423-024-000	205 MARTINEZ WAY	RES	1	82.50
003-424-001-000	204 MARTINEZ WAY	RES	1	82.50
003-424-002-000	202 MARTINEZ WAY	RES	1	82.50
003-424-003-000	200 MARTINEZ WAY	RES	1	82.50
003-424-004-000	114 MARTINEZ WAY	RES	1	82.50
003-424-005-000	112 MARTINEZ WAY	RES	1	82.50
003-424-006-000	110 MARTINEZ WAY	RES	1	82.50
003-424-007-000	108 MARTINEZ WAY	RES	1	82.50
003-424-008-000	106 MARTINEZ WAY	RES	1	82.50
003-424-009-000	104 MARTINEZ WAY	RES	1	82.50
003-424-010-000	1104 MALAGA LN	RES	1	82.50
003-424-011-000	1102 MALAGA LN	RES	1	82.50
003-424-012-000	1100 MALAGA LN	RES	1	82.50
003-424-013-000	103 ALMERIA PL	RES	1	82.50
003-424-014-000	105 ALMERIA PL	RES	1	82.50
003-424-015-000	107 ALMERIA PL	RES	1	82.50
003-424-016-000	109 ALMERIA PL	RES	1	82.50
003-424-017-000	111 ALMERIA PL	RES	1	82.50
003-424-018-000	113 ALMERIA PL	RES	1	82.50
003-424-019-000	201 ALMERIA PL	RES	1	82.50
003-424-020-000	203 ALMERIA PL	RES	1	82.50
003-424-021-000	205 ALMERIA PL	RES	1	82.50
003-424-022-000	114 ALMERIA PL	RES	1	82.50
003-424-023-000	112 ALMERIA PL	RES	1	82.50
003-424-024-000	110 ALMERIA PL	RES	1	82.50
003-424-025-000	108 ALMERIA PL	RES	1	82.50
003-424-026-000	822 RAILROAD AVE	RES	3	247.50
003-424-027-000	1101 MALAGA LN	RES	1	82.50
003-424-028-000	1103 MALAGA LN	RES	1	82.50
003-424-029-000	1105 MALAGA LN	RES	1	82.50
003-430-008-000	ST	RES	1	82.50
003-430-010-000	AVE	COM	1	26.25
003-430-011-000	AVE	COM	1	26.25
003-430-012-000	AVE	RES	1	82.50
003-430-015-000	AVE	RES	1	82.50
003-430-030-000	ST	RES	1	82.50
003-430-033-000	ST	RES	1	82.50
003-430-034-000	TAYLOR ST	COM	1	26.25
003-441-001-000	1001 ADAMS LN	RES	1	82.50
003-441-002-000	1003 ADAMS LN	RES	1	82.50
003-441-003-000	1005 ADAMS LN	RES	1	82.50
003-441-004-000	1007 ADAMS LN	RES	1	82.50
003-441-005-000	1009 ADAMS LN	RES	1	82.50
003-441-006-000	1011 ADAMS LN	RES	1	82.50
003-441-007-000	1013 ADAMS LN	RES	1	82.50
003-441-008-000	1015 ADAMS LN	RES	1	82.50
003-441-009-000	1017 ADAMS LN	RES	1	82.50
003-441-010-000	1019 ADAMS LN	RES	1	82.50
003-441-011-000	1021 ADAMS LN	RES	1	82.50
003-441-012-000	1023 ADAMS LN	RES	1	82.50
003-441-013-000	1025 ADAMS LN	RES	1	82.50
003-441-014-000	1027 ADAMS LN	RES	1	82.50
003-441-015-000	1029 ADAMS LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-441-016-000	1031 ADAMS LN	RES	1	82.50
003-441-017-000	1033 ADAMS LN	RES	1	82.50
003-441-018-000	1035 ADAMS LN	RES	1	82.50
003-441-019-000	1037 ADAMS LN	RES	1	82.50
003-441-020-000	1039 ADAMS LN	RES	1	82.50
003-441-021-000	901 VALLEY OAK DR	RES	1	82.50
003-442-001-000	1000 ADAMS LN	RES	1	82.50
003-442-002-000	1002 ADAMS LN	RES	1	82.50
003-442-003-000	1004 ADAMS LN	RES	1	82.50
003-442-004-000	1006 ADAMS LN	RES	1	82.50
003-442-005-000	1008 ADAMS LN	RES	1	82.50
003-442-006-000	1010 ADAMS LN	RES	1	82.50
003-442-007-000	1012 ADAMS LN	RES	1	82.50
003-442-008-000	1014 ADAMS LN	RES	1	82.50
003-442-009-000	1016 ADAMS LN	RES	1	82.50
003-442-010-000	1018 ADAMS LN	RES	1	82.50
003-442-011-000	1020 ADAMS LN	RES	1	82.50
003-442-012-000	1022 ADAMS LN	RES	1	82.50
003-442-013-000	1024 ADAMS LN	RES	1	82.50
003-442-014-000	1026 ADAMS LN	RES	1	82.50
003-442-015-000	1028 ADAMS LN	RES	1	82.50
003-442-016-000	1030 ADAMS LN	RES	1	82.50
003-442-017-000	1032 ADAMS LN	RES	1	82.50
003-442-018-000	1034 ADAMS LN	RES	1	82.50
003-442-019-000	1036 ADAMS LN	RES	1	82.50
003-442-020-000	805 VALLEY OAK DR	RES	1	82.50
003-442-021-000	803 VALLEY OAK DR	RES	1	82.50
003-442-022-000	801 VALLEY OAK DR	RES	1	82.50
003-442-023-000	1133 MCARTHUR AVE	RES	1	82.50
003-442-024-000	1129 MCARTHUR AVE	RES	1	82.50
003-442-025-000	1125 MCARTHUR AVE	RES	1	82.50
003-444-001-000	716 VALLEY OAK DR	RES	1	82.50
003-444-002-000	714 VALLEY OAK DR	RES	1	82.50
003-444-003-000	712 VALLEY OAK DR	RES	1	82.50
003-444-004-000	710 VALLEY OAK DR	RES	1	82.50
003-444-005-000	708 VALLEY OAK DR	RES	1	82.50
003-444-006-000	706 VALLEY OAK DR	RES	1	82.50
003-445-001-000	1124 MCARTHUR AVE	RES	1	82.50
003-445-002-000	1128 MCARTHUR AVE	RES	1	82.50
003-445-003-000	1132 MCARTHUR AVE	RES	1	82.50
003-445-004-000	711 VALLEY OAK DR	RES	1	82.50
003-445-005-000	709 VALLEY OAK DR	RES	1	82.50
003-445-006-000	707 VALLEY OAK DR	RES	1	82.50
003-445-007-000	705 VALLEY OAK DR	RES	1	82.50
003-445-008-000	703 VALLEY OAK DR	RES	1	82.50
003-445-010-000	701 VALLEY OAK DR	RES	1	82.50
003-445-011-000	699 VALLEY OAK DR	RES	1	82.50
003-450-001-000	101 QUAIL CT	RES	1	82.50
003-450-002-000	103 QUAIL CT	RES	1	82.50
003-450-003-000	105 QUAIL CT	RES	1	82.50
003-450-004-000	107 QUAIL CT	RES	1	82.50
003-450-005-000	108 QUAIL CT	RES	1	82.50
003-450-006-000	106 QUAIL CT	RES	1	82.50
003-450-007-000	104 QUAIL CT	RES	1	82.50
003-450-008-000	102 QUAIL CT	RES	1	82.50
003-450-009-000	100 QUAIL CT	RES	1	82.50
003-450-014-000	1123 W GRANT AVE	COM	1	26.25
003-450-015-000	AVE	COM	1	26.25
003-450-016-000	AVE	COM	1	26.25
003-450-017-000	AVE	COM	1	26.25

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-450-018-000	AVE	COM	1	26.25
003-450-020-000	700 VALLEY OAK DR	COM	1	26.25
003-460-001-000	1001 MCARTHUR AVE	RES	1	82.50
003-460-002-000	1005 MCARTHUR AVE	RES	1	82.50
003-460-003-000	1009 MCARTHUR AVE	RES	1	82.50
003-460-004-000	1015 MCARTHUR AVE	RES	1	82.50
003-460-005-000	1017 MCARTHUR AVE	RES	1	82.50
003-460-006-000	1021 MCARTHUR AVE	RES	1	82.50
003-460-007-000	1025 MCARTHUR AVE	RES	1	82.50
003-460-008-000	1029 MCARTHUR AVE	RES	1	82.50
003-460-009-000	1101 MCARTHUR AVE	RES	1	82.50
003-460-010-000	1105 MCARTHUR AVE	RES	1	82.50
003-460-011-000	1109 MCARTHUR AVE	RES	1	82.50
003-460-012-000	1113 MCARTHUR AVE	RES	1	82.50
003-460-013-000	1117 MCARTHUR AVE	RES	1	82.50
003-460-014-000	1121 MCARTHUR AVE	RES	1	82.50
003-461-001-000	840 JACKSON ST	RES	1	82.50
003-461-002-000	836 JACKSON ST	RES	1	82.50
003-461-003-000	832 JACKSON ST	RES	1	82.50
003-461-004-000	828 JACKSON ST	RES	1	82.50
003-461-005-000	824 JACKSON ST	RES	1	82.50
003-461-006-000	820 JACKSON ST	RES	1	82.50
003-461-007-000	816 JACKSON ST	RES	1	82.50
003-461-008-000	812 JACKSON ST	RES	1	82.50
003-461-009-000	808 JACKSON ST	RES	1	82.50
003-461-010-000	804 JACKSON ST	RES	1	82.50
003-461-011-000	800 JACKSON ST	RES	1	82.50
003-462-001-000	832 JEFFERSON ST	RES	1	82.50
003-462-002-000	828 JEFFERSON ST	RES	1	82.50
003-462-003-000	824 JEFFERSON ST	RES	1	82.50
003-462-004-000	820 JEFFERSON ST	RES	1	82.50
003-462-005-000	816 JEFFERSON ST	RES	1	82.50
003-462-006-000	812 JEFFERSON ST	RES	1	82.50
003-462-007-000	808 JEFFERSON ST	RES	1	82.50
003-462-008-000	804 JEFFERSON ST	RES	1	82.50
003-462-009-000	800 JEFFERSON ST	RES	1	82.50
003-462-010-000	801 JACKSON ST	RES	1	82.50
003-462-011-000	805 JACKSON ST	RES	1	82.50
003-462-012-000	809 JACKSON ST	RES	1	82.50
003-462-013-000	813 JACKSON ST	RES	1	82.50
003-462-014-000	817 JACKSON ST	RES	1	82.50
003-462-015-000	821 JACKSON ST	RES	1	82.50
003-462-016-000	825 JACKSON ST	RES	1	82.50
003-462-017-000	829 JACKSON ST	RES	1	82.50
003-462-018-000	833 JACKSON ST	RES	1	82.50
003-463-001-000	824 LINCOLN LN	RES	1	82.50
003-463-002-000	820 LINCOLN LN	RES	1	82.50
003-463-003-000	816 LINCOLN LN	RES	1	82.50
003-463-004-000	812 LINCOLN LN	RES	1	82.50
003-463-005-000	808 LINCOLN LN	RES	1	82.50
003-463-006-000	804 LINCOLN LN	RES	1	82.50
003-463-007-000	800 LINCOLN ST	RES	1	82.50
003-463-008-000	801 JEFFERSON ST	RES	1	82.50
003-463-009-000	805 JEFFERSON ST	RES	1	82.50
003-463-010-000	809 JEFFERSON ST	RES	1	82.50
003-463-011-000	813 JEFFERSON ST	RES	1	82.50
003-463-012-000	817 JEFFERSON ST	RES	1	82.50
003-463-013-000	821 JEFFERSON ST	RES	1	82.50
003-463-014-000	825 JEFFERSON ST	RES	1	82.50
003-463-015-000	829 JEFFERSON ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-464-001-000	1104 WASHINGTON AVE	RES	1	82.50
003-464-002-000	1100-2 WASHINGTON AVE	RES	2	165.00
003-464-003-000	1024-26 WASHINGTON AVE	RES	2	165.00
003-464-004-000	1020 WASHINGTON AVE	RES	1	82.50
003-464-005-000	1016 WASHINGTON AVE	RES	1	82.50
003-464-006-000	1012 WASHINGTON AVE	RES	1	82.50
003-464-007-000	1008 WASHINGTON AVE	RES	1	82.50
003-464-008-000	1004 WASHINGTON AVE	RES	1	82.50
003-464-009-000	1000 WASHINGTON AVE	RES	1	82.50
003-464-010-000	1108 WASHINGTON AVE	RES	1	82.50
003-464-011-000	1112 WASHINGTON AVE	RES	1	82.50
003-464-012-000	1116 WASHINGTON AVE	RES	1	82.50
003-464-013-000	1120 WASHINGTON AVE	RES	1	82.50
003-465-001-000	816 TAYLOR ST	RES	1	82.50
003-465-002-000	812 TAYLOR ST	RES	1	82.50
003-465-003-000	808 TAYLOR ST	RES	1	82.50
003-465-004-000	804 TAYLOR ST	RES	1	82.50
003-465-005-000	800 TAYLOR ST	RES	1	82.50
003-465-006-000	801 LINCOLN LN	RES	1	82.50
003-465-007-000	805 LINCOLN LN	RES	1	82.50
003-465-008-000	809 LINCOLN LN	RES	1	82.50
003-465-009-000	813 LINCOLN ST	RES	1	82.50
003-465-010-000	817 LINCOLN LN	RES	1	82.50
003-465-011-000	821 LINCOLN LN	RES	1	82.50
003-466-001-000	711 TAYLOR ST	RES	1	82.50
003-466-002-000	713 TAYLOR ST	RES	1	82.50
003-466-003-000	717 TAYLOR ST	RES	1	82.50
003-466-004-000	721 TAYLOR ST	RES	1	82.50
003-466-005-000	801 TAYLOR ST	RES	1	82.50
003-466-006-000	805 TAYLOR ST	RES	1	82.50
003-466-007-000	809 TAYLOR ST	RES	1	82.50
003-466-008-000	813 TAYLOR ST	RES	1	82.50
003-466-009-000	817 TAYLOR ST	RES	1	82.50
003-466-010-000	821 TAYLOR ST	RES	1	82.50
003-466-011-000	901 TAYLOR ST	RES	1	82.50
003-466-012-000	905 TAYLOR ST	RES	1	82.50
003-467-001-000	803 W GRANT AVE	RES	66	5,445.00
003-471-001-000	903 VALLEY OAK DR	RES	1	82.50
003-471-002-000	905 VALLEY OAK DR	RES	1	82.50
003-471-003-000	907 VALLEY OAK DR	RES	1	82.50
003-471-004-000	1038 KENNEDY DR	RES	1	82.50
003-471-005-000	1036 KENNEDY DR	RES	1	82.50
003-471-006-000	1034 KENNEDY DR	RES	1	82.50
003-471-007-000	1032 KENNEDY DR	RES	1	82.50
003-471-008-000	1030 KENNEDY DR	RES	1	82.50
003-471-009-000	1028 KENNEDY DR	RES	1	82.50
003-471-010-000	1026 KENNEDY DR	RES	1	82.50
003-471-011-000	1024 KENNEDY DR	RES	1	82.50
003-471-012-000	1022 KENNEDY DR	RES	1	82.50
003-471-013-000	1020 KENNEDY DR	RES	1	82.50
003-471-014-000	1018 KENNEDY DR	RES	1	82.50
003-471-015-000	1016 KENNEDY DR	RES	1	82.50
003-471-016-000	1014 KENNEDY DR	RES	1	82.50
003-471-017-000	1012 KENNEDY DR	RES	1	82.50
003-471-018-000	1010 KENNEDY DR	RES	1	82.50
003-471-019-000	1008 KENNEDY DR	RES	1	82.50
003-471-020-000	1006 KENNEDY DR	RES	1	82.50
003-471-021-000	1004 KENNEDY DR	RES	1	82.50
003-471-022-000	1002 KENNEDY DR	RES	1	82.50
003-471-023-000	1000 KENNEDY DR	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-472-001-000	1040 EISENHOWER WAY	RES	1	82.50
003-472-002-000	1038 EISENHOWER WAY	RES	1	82.50
003-472-003-000	1036 EISENHOWER WAY	RES	1	82.50
003-472-004-000	1034 EISENHOWER WAY	RES	1	82.50
003-472-005-000	1032 EISENHOWER WAY	RES	1	82.50
003-472-006-000	1030 EISENHOWER WAY	RES	1	82.50
003-472-007-000	1028 EISENHOWER WAY	RES	1	82.50
003-472-008-000	1026 EISENHOWER WAY	RES	1	82.50
003-472-009-000	1027 KENNEDY DR	RES	1	82.50
003-472-010-000	1029 KENNEDY DR	RES	1	82.50
003-472-011-000	1031 KENNEDY DR	RES	1	82.50
003-472-012-000	1033 KENNEDY DR	RES	1	82.50
003-472-013-000	1035 KENNEDY DR	RES	1	82.50
003-472-014-000	1037 KENNEDY DR	RES	1	82.50
003-472-015-000	1039 KENNEDY DR	RES	1	82.50
003-472-016-000	1041 KENNEDY DR	RES	1	82.50
003-473-001-000	1040 ROOSEVELT AVE	RES	1	82.50
003-473-002-000	1038 ROOSEVELT AVE	RES	1	82.50
003-473-003-000	1036 ROOSEVELT AVE	RES	1	82.50
003-473-004-000	1034 ROOSEVELT AVE	RES	1	82.50
003-473-005-000	1032 ROOSEVELT AVE	RES	1	82.50
003-473-006-000	1030 ROOSEVELT AVE	RES	1	82.50
003-473-007-000	1028 ROOSEVELT AVE	RES	1	82.50
003-473-008-000	1026 ROOSEVELT AVE	RES	1	82.50
003-473-009-000	1027 EISENHOWER WAY	RES	1	82.50
003-473-010-000	1029 EISENHOWER WAY	RES	1	82.50
003-473-011-000	1031 EISENHOWER WAY	RES	1	82.50
003-473-012-000	1033 EISENHOWER WAY	RES	1	82.50
003-473-013-000	1035 EISENHOWER WAY	RES	1	82.50
003-473-014-000	1037 EISENHOWER WAY	RES	1	82.50
003-473-015-000	1039 EISENHOWER WAY	RES	1	82.50
003-473-016-000	1041 EISENHOWER WAY	RES	1	82.50
003-474-002-000	1041 ROOSEVELT AVE	RES	1	82.50
003-474-003-000	1039 ROOSEVELT AVE	RES	1	82.50
003-474-004-000	1037 ROOSEVELT AVE	RES	1	82.50
003-474-005-000	1035 ROOSEVELT AVE	RES	1	82.50
003-474-006-000	1033 ROOSEVELT AVE	RES	1	82.50
003-474-007-000	1031 ROOSEVELT AVE	RES	1	82.50
003-474-008-000	1029 ROOSEVELT AVE	RES	1	82.50
003-474-009-000	1027 ROOSEVELT AVE	RES	1	82.50
003-474-010-000	1025 ROOSEVELT AVE	RES	1	82.50
003-474-011-000	1023 ROOSEVELT AVE	RES	1	82.50
003-474-012-000	1021 ROOSEVELT AVE	RES	1	82.50
003-474-013-000	1019 ROOSEVELT AVE	RES	1	82.50
003-474-014-000	1017 ROOSEVELT AVE	RES	1	82.50
003-474-015-000	1015 ROOSEVELT AVE	RES	1	82.50
003-474-016-000	1013 ROOSEVELT AVE	RES	1	82.50
003-474-017-000	1011 ROOSEVELT AVE	RES	1	82.50
003-474-018-000	1109 ROOSEVELT AVE	RES	1	82.50
003-474-019-000	1107 ROOSEVELT AVE	RES	1	82.50
003-474-020-000	1105 ROOSEVELT AVE	RES	1	82.50
003-474-021-000	1103 ROOSEVELT AVE	RES	1	82.50
003-474-022-000	1101 ROOSEVELT AVE	RES	1	82.50
003-474-023-000	1007 ROOSEVELT AVE	RES	1	82.50
003-474-026-000	1003 ROOSEVELT AVE	RES	1	82.50
003-474-028-000	1001-05 ROOSEVELT AVE	RES	1	82.50
003-475-001-000	1105 HOOVER ST	RES	1	82.50
003-475-002-000	1103 HOOVER ST	RES	1	82.50
003-475-003-000	1101 HOOVER ST	RES	1	82.50
003-475-004-000	1007 HOOVER ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-475-005-000	1005 HOOVER ST	RES	1	82.50
003-475-006-000	1003 HOOVER ST	RES	1	82.50
003-475-007-000	1001 HOOVER ST	RES	1	82.50
003-475-008-000	1017 KENNEDY DR	RES	1	82.50
003-475-009-000	1015 KENNEDY DR	RES	1	82.50
003-475-010-000	1013 KENNEDY DR	RES	1	82.50
003-475-011-000	1011 KENNEDY DR	RES	1	82.50
003-475-012-000	1012 TAFT CT	RES	2	165.00
003-475-013-000	1014 TAFT CT	RES	1	82.50
003-475-014-000	1016 TAFT CT	RES	1	82.50
003-475-015-000	1018 TAFT CT	RES	1	82.50
003-475-016-000	1017 TAFT CT	RES	1	82.50
003-475-017-000	1015 TAFT CT	RES	1	82.50
003-475-018-000	1013 TAFT CT	RES	1	82.50
003-475-019-000	1011 TAFT CT	RES	1	82.50
003-475-020-000	1012 ROOSEVELT AVE	RES	1	82.50
003-475-021-000	1014 ROOSEVELT AVE	RES	1	82.50
003-475-022-000	1016 ROOSEVELT AVE	RES	1	82.50
003-475-023-000	1018 ROOSEVELT AVE	RES	1	82.50
003-480-023-000	107 CASELLI CT	RES	1	82.50
003-480-024-000	105 CASELLI CT	RES	1	82.50
003-480-025-000	103 CASELLI CT	RES	1	82.50
003-480-026-000	101 CASELLI CT	RES	1	82.50
003-480-027-000	110 E MAIN ST	RES	1	82.50
003-480-028-000	108 E MAIN ST	RES	1	82.50
003-480-029-000	106 E MAIN ST	RES	1	82.50
003-480-030-000	104 E MAIN ST	RES	1	82.50
003-480-031-000	102 E MAIN ST	RES	1	82.50
003-480-032-000	100 E MAIN ST	RES	1	82.50
003-480-033-000	40 E MAIN ST	RES	1	82.50
003-480-034-000	38 E MAIN ST	RES	1	82.50
003-480-035-000	36 E MAIN ST	RES	1	82.50
003-480-036-000	34 E MAIN ST	RES	1	82.50
003-480-037-000	100 CASELLI CT	RES	1	82.50
003-480-038-000	102 CASELLI CT	RES	1	82.50
003-480-040-000	107 E MAIN ST	RES	1	82.50
003-480-041-000	105 E MAIN ST	RES	1	82.50
003-480-042-000	103 E MAIN ST	RES	1	82.50
003-480-043-000	101 E MAIN ST	RES	1	82.50
003-480-044-000	101 LAUREN CT	RES	1	82.50
003-480-045-000	103 LAUREN CT	RES	1	82.50
003-480-046-000	105 LAUREN CT	RES	1	82.50
003-480-047-000	107 LAUREN CT	RES	1	82.50
003-480-048-000	109 LAUREN CT	RES	1	82.50
003-480-049-000	111 LAUREN CT	RES	1	82.50
003-480-050-000	110 LAUREN CT	RES	1	82.50
003-480-051-000	401 EAST ST	RES	1	82.50
003-480-052-000	399 EAST ST	RES	1	82.50
003-480-053-000	108 LAUREN CT	RES	1	82.50
003-480-054-000	106 LAUREN CT	RES	1	82.50
003-480-055-000	104 LAUREN CT	RES	1	82.50
003-480-056-000	102 LAUREN CT	RES	1	82.50
003-480-057-000	100 LAUREN CT	RES	1	82.50
003-480-058-000	39 E MAIN ST	RES	1	82.50
003-480-059-000	37 E MAIN ST	RES	1	82.50
003-480-060-000	35 E MAIN ST	RES	1	82.50
003-480-061-000	33 E MAIN ST	RES	1	82.50
003-480-064-000	104 CASELLI CT	RES	1	82.50
003-480-066-000	106 CASELLI CT	RES	1	82.50
003-480-068-000	32 E MAIN ST	RES	32	2,640.00

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-491-001-000	841 WALNUT LN	RES	1	82.50
003-491-002-000	101 ORCHARD LN	RES	1	82.50
003-491-003-000	103 ORCHARD LN	RES	1	82.50
003-491-004-000	105 ORCHARD LN	RES	1	82.50
003-491-005-000	107 ORCHARD LN	RES	1	82.50
003-491-006-000	109 ORCHARD LN	RES	1	82.50
003-491-007-000	111 ORCHARD LN	RES	1	82.50
003-491-008-000	113 ORCHARD LN	RES	1	82.50
003-491-009-000	115 ORCHARD LN	RES	1	82.50
003-491-010-000	114 ORCHARD LN	RES	1	82.50
003-491-011-000	112 ORCHARD LN	RES	1	82.50
003-491-012-000	110 ORCHARD LN	RES	1	82.50
003-491-013-000	108 ORCHARD LN	RES	1	82.50
003-491-014-000	106 ORCHARD LN	RES	1	82.50
003-491-015-000	104 ORCHARD LN	RES	1	82.50
003-491-016-000	102 ORCHARD LN	RES	1	82.50
003-491-017-000	100 ORCHARD LN	RES	1	82.50
003-491-018-000	839 WALNUT LN	RES	1	82.50
003-491-019-000	837 WALNUT LN	RES	1	82.50
003-491-020-000	101 ALMOND DR	RES	1	82.50
003-491-021-000	103 ALMOND DR	RES	1	82.50
003-491-022-000	105 ALMOND DR	RES	1	82.50
003-491-023-000	107 ALMOND DR	RES	1	82.50
003-491-024-000	109 ALMOND DR	RES	1	82.50
003-491-025-000	111 ALMOND DR	RES	1	82.50
003-491-026-000	113 ALMOND DR	RES	1	82.50
003-491-027-000	115 ALMOND DR	RES	1	82.50
003-491-028-000	117 ALMOND DR	RES	1	82.50
003-492-001-000	100 ALMOND DR	RES	1	82.50
003-492-002-000	102 ALMOND DR	RES	1	82.50
003-492-003-000	104 ALMOND DR	RES	1	82.50
003-492-004-000	106 ALMOND DR	RES	1	82.50
003-492-005-000	108 ALMOND DR	RES	1	82.50
003-492-006-000	110 ALMOND DR	RES	1	82.50
003-492-007-000	112 ALMOND DR	RES	1	82.50
003-492-008-000	114 ALMOND DR	RES	1	82.50
003-492-009-000	116 ALMOND DR	RES	1	82.50
003-492-010-000	118 ALMOND DR	RES	1	82.50
003-492-011-000	200 ALMOND DR	RES	1	82.50
003-492-012-000	202 ALMOND DR	RES	1	82.50
003-492-013-000	204 ALMOND DR	RES	1	82.50
003-492-014-000	206 ALMOND DR	RES	1	82.50
003-492-015-000	208 ALMOND DR	RES	1	82.50
003-492-016-000	210 ALMOND DR	RES	1	82.50
003-492-017-000	212 ALMOND DR	RES	1	82.50
003-492-019-000	121 BROADVIEW LN	RES	1	82.50
003-492-020-000	119 BROADVIEW LN	RES	1	82.50
003-492-021-000	117 BROADVIEW LN	RES	1	82.50
003-492-022-000	115 BROADVIEW LN	RES	1	82.50
003-492-023-000	113 BROADVIEW LN	RES	1	82.50
003-492-024-000	111 BROADVIEW LN	RES	1	82.50
003-492-025-000	109 BROADVIEW LN	RES	1	82.50
003-492-026-000	107 BROADVIEW LN	RES	1	82.50
003-492-027-000	105 BROADVIEW LN	RES	1	82.50
003-492-028-000	103 BROADVIEW LN	RES	1	82.50
003-492-029-000	101 BROADVIEW LN	RES	1	82.50
003-492-030-000	100 BROADVIEW LN	RES	1	82.50
003-492-031-000	102 BROADVIEW LN	RES	1	82.50
003-492-032-000	104 BROADVIEW LN	RES	1	82.50
003-492-033-000	106 BROADVIEW LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-492-034-000	108 BROADVIEW LN	RES	1	82.50
003-492-035-000	110 BROADVIEW LN	RES	1	82.50
003-492-036-000	112 BROADVIEW LN	RES	1	82.50
003-492-037-000	114 BROADVIEW LN	RES	1	82.50
003-492-038-000	116 BROADVIEW LN	RES	1	82.50
003-492-039-000	118 BROADVIEW LN	RES	1	82.50
003-492-040-000	120 BROADVIEW LN	RES	1	82.50
003-492-041-000	127 COLBY LN	RES	1	82.50
003-492-042-000	125 COLBY LN	RES	1	82.50
003-492-043-000	123 COLBY LN	RES	1	82.50
003-492-044-000	121 COLBY LN	RES	1	82.50
003-492-045-000	119 COLBY LN	RES	1	82.50
003-492-046-000	117 COLBY LN	RES	1	82.50
003-492-047-000	115 COLBY LN	RES	1	82.50
003-492-048-000	113 COLBY LN	RES	1	82.50
003-492-049-000	111 COLBY LN	RES	1	82.50
003-492-050-000	109 COLBY LN	RES	1	82.50
003-492-051-000	107 COLBY LN	RES	1	82.50
003-492-052-000	105 COLBY LN	RES	1	82.50
003-492-053-000	103 COLBY LN	RES	1	82.50
003-492-054-000	101 COLBY LN	RES	1	82.50
003-492-055-000	100 COLBY LN	RES	1	82.50
003-492-056-000	102 COLBY LN	RES	1	82.50
003-492-057-000	104 COLBY LN	RES	1	82.50
003-492-058-000	106 COLBY LN	RES	1	82.50
003-492-059-000	108 COLBY LN	RES	1	82.50
003-492-060-000	110 COLBY LN	RES	1	82.50
003-492-061-000	112 COLBY LN	RES	1	82.50
003-492-062-000	114 COLBY LN	RES	1	82.50
003-492-063-000	116 COLBY LN	RES	1	82.50
003-492-064-000	118 COLBY LN	RES	1	82.50
003-492-065-000	120 COLBY LN	RES	1	82.50
003-492-066-000	122 COLBY LN	RES	1	82.50
003-492-067-000	124 COLBY LN	RES	1	82.50
003-492-068-000	126 COLBY LN	RES	1	82.50
003-501-001-000	1033 VILLAGE CIR	RES	1	82.50
003-501-002-000	1031 VILLAGE CIR	RES	1	82.50
003-501-003-000	1029 VILLAGE CIR	RES	1	82.50
003-501-004-000	1027 VILLAGE CIR	RES	1	82.50
003-501-005-000	1025 VILLAGE CIR	RES	1	82.50
003-501-006-000	1023 VILLAGE CIR	RES	1	82.50
003-501-007-000	1008 BERRYESSA CT	RES	1	82.50
003-501-008-000	1010 BERRYESSA CT	RES	1	82.50
003-501-009-000	1012 BERRYESSA CT	RES	1	82.50
003-501-010-000	1014 BERRYESSA CT	RES	1	82.50
003-501-011-000	408 NIEMANN ST	RES	1	82.50
003-501-012-000	406 NIEMANN ST	RES	1	82.50
003-501-013-000	1016 BERRYESSA CT	RES	1	82.50
003-501-014-000	404 NIEMANN ST	RES	1	82.50
003-501-015-000	1015 BERRYESSA CT	RES	1	82.50
003-501-016-000	1013 BERRYESSA CT	RES	1	82.50
003-501-017-000	1011 BERRYESSA CT	RES	1	82.50
003-501-018-000	1009 BERRYESSA CT	RES	1	82.50
003-501-019-000	1008 HILLVIEW LN	RES	1	82.50
003-501-020-000	1010 HILLVIEW LN	RES	1	82.50
003-501-021-000	1012 HILLVIEW LN	RES	1	82.50
003-501-022-000	1014 HILLVIEW LN	RES	1	82.50
003-501-023-000	323 HILLVIEW LN	RES	1	82.50
003-501-024-000	321 HILLVIEW LN	RES	1	82.50
003-501-025-000	319 HILLVIEW LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-501-026-000	317 HILLVIEW LN	RES	1	82.50
003-501-027-000	315 HILLVIEW LN	RES	1	82.50
003-501-028-000	313 HILLVIEW LN	RES	1	82.50
003-501-029-000	311 HILLVIEW LN	RES	1	82.50
003-501-030-000	310 NIEMANN ST	RES	1	82.50
003-501-031-000	312 NIEMANN ST	RES	1	82.50
003-501-032-000	314 NIEMANN ST	RES	1	82.50
003-501-033-000	316 NIEMANN ST	RES	1	82.50
003-501-034-000	318 NIEMANN ST	RES	1	82.50
003-501-035-000	320 NIEMANN ST	RES	1	82.50
003-501-036-000	400 NIEMANN ST	RES	1	82.50
003-501-037-000	402 NIEMANN ST	RES	1	82.50
003-502-001-000	1009 HILLVIEW LN	RES	1	82.50
003-502-002-000	1011 HILLVIEW LN	RES	1	82.50
003-502-003-000	1013 HILLVIEW LN	RES	1	82.50
003-502-004-000	316 HILLVIEW LN	RES	1	82.50
003-502-005-000	314 HILLVIEW LN	RES	1	82.50
003-502-006-000	312 HILLVIEW LN	RES	1	82.50
003-502-007-000	1012 VILLAGE CIR	RES	1	82.50
003-502-008-000	1010 VILLAGE CIR	RES	1	82.50
003-502-009-000	1008 VILLAGE CIR	RES	1	82.50
003-502-010-000	313 VILLAGE CIR	RES	1	82.50
003-502-011-000	315 VILLAGE CIR	RES	1	82.50
003-502-012-000	317 VILLAGE CIR	RES	1	82.50
003-503-001-000	1032 VILLAGE CIR	RES	1	82.50
003-503-002-000	1030 VILLAGE CIR	RES	1	82.50
003-503-003-000	1028 VILLAGE CIR	RES	1	82.50
003-503-004-000	1026 VILLAGE CIR	RES	1	82.50
003-503-005-000	1024 VILLAGE CIR	RES	1	82.50
003-503-006-000	1022 VILLAGE CIR	RES	1	82.50
003-503-007-000	414 VILLAGE CIR	RES	1	82.50
003-503-008-000	412 VILLAGE CIR	RES	1	82.50
003-503-009-000	410 VILLAGE CIR	RES	1	82.50
003-503-010-000	408 VILLAGE CIR	RES	1	82.50
003-503-012-000	406 VILLAGE CIR	RES	1	82.50
003-503-013-000	404 VILLAGE CIR	RES	1	82.50
003-503-014-000	402 VILLAGE CIR	RES	1	82.50
003-503-015-000	400 VILLAGE CIR	RES	1	82.50
003-503-016-000	318 VILLAGE CIR	RES	1	82.50
003-503-017-000	316 VILLAGE CIR	RES	1	82.50
003-503-018-000	314 VILLAGE CIR	RES	1	82.50
003-503-019-000	312 VILLAGE CIR	RES	1	82.50
003-503-020-000	310 VILLAGE CIR	RES	1	82.50
003-503-021-000	308 VILLAGE CIR	RES	1	82.50
003-503-022-000	1005 VILLAGE CIR	RES	1	82.50
003-503-023-000	1007 VILLAGE CIR	RES	1	82.50
003-503-024-000	1009 VILLAGE CIR	RES	1	82.50
003-503-025-000	1011 VILLAGE CIR	RES	1	82.50
003-503-026-000	1013 VILLAGE CIR	RES	1	82.50
003-503-027-000	1015 VILLAGE CIR	RES	1	82.50
003-503-028-000	1017 VILLAGE CIR	RES	1	82.50
003-503-029-000	1019 VILLAGE CIR	RES	1	82.50
003-503-030-000	1021 VILLAGE CIR	RES	1	82.50
003-510-007-000	718 LUPINE WAY	RES	1	82.50
003-510-008-000	720 LUPINE WAY	RES	1	82.50
003-510-009-000	722 LUPINE WAY	RES	1	82.50
003-510-010-000	724 LUPINE WAY	RES	1	82.50
003-510-011-000	726 LUPINE WAY	RES	1	82.50
003-510-012-000	728 LUPINE WAY	RES	1	82.50
003-510-013-000	730 LUPINE WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-510-014-000	731 MAIN ST	RES	1	82.50
003-510-015-000	729 MAIN ST	RES	1	82.50
003-510-016-000	727 MAIN ST	RES	1	82.50
003-510-017-000	725 MAIN ST	RES	1	82.50
003-510-018-000	723 MAIN ST	RES	1	82.50
003-510-019-000	721 MAIN ST	RES	1	82.50
003-510-020-000	719 MAIN ST	RES	1	82.50
003-511-001-000	743 MAIN ST	RES	1	82.50
003-511-002-000	741 MAIN ST	RES	1	82.50
003-511-003-000	739 MAIN ST	RES	1	82.50
003-511-004-000	737 MAIN ST	RES	1	82.50
003-511-005-000	735 MAIN ST	RES	1	82.50
003-511-006-000	733 MAIN ST	RES	1	82.50
003-511-007-000	732 FOXGLOVE CIR	RES	1	82.50
003-511-008-000	734 FOXGLOVE CIR	RES	1	82.50
003-511-009-000	736 FOXGLOVE CIR	RES	1	82.50
003-511-010-000	738 FOXGLOVE CIR	RES	1	82.50
003-511-011-000	713 FOXGLOVE CIR	RES	1	82.50
003-511-012-000	711 FOXGLOVE CIR	RES	1	82.50
003-511-013-000	709 FOXGLOVE CIR	RES	1	82.50
003-511-014-000	707 FOXGLOVE CIR	RES	1	82.50
003-511-015-000	620 FOXGLOVE CIR	RES	1	82.50
003-511-016-000	615 FOXGLOVE CIR	RES	1	82.50
003-512-001-000	710 FOXGLOVE CIR	RES	1	82.50
003-512-002-000	708 FOXGLOVE CIR	RES	1	82.50
003-512-003-000	706 FOXGLOVE CIR	RES	1	82.50
003-512-004-000	618 FOXGLOVE CIR	RES	1	82.50
003-512-005-000	636 FOXGLOVE CIR	RES	1	82.50
003-512-006-000	634 FOXGLOVE CIR	RES	1	82.50
003-512-007-000	632 FOXGLOVE CIR	RES	1	82.50
003-512-008-000	615 IVY LOOP	RES	1	82.50
003-512-009-000	706 IVY LP	RES	1	82.50
003-512-010-000	708 IVY LOOP	RES	1	82.50
003-512-011-000	712 IVY LOOP	RES	1	82.50
003-513-001-000	641 FOXGLOVE CIR	RES	1	82.50
003-513-002-000	639 FOXGLOVE CIR	RES	1	82.50
003-513-003-000	637 FOXGLOVE CIR	RES	1	82.50
003-513-004-000	635 FOXGLOVE CIR	RES	1	82.50
003-513-005-000	633 FOXGLOVE CIR	RES	1	82.50
003-513-006-000	631 FOXGLOVE CIR	RES	1	82.50
003-513-007-000	609 IVY LOOP	RES	1	82.50
003-513-008-000	607 IVY LOOP	RES	1	82.50
003-513-009-000	605 IVY LOOP	RES	1	82.50
003-513-010-000	603 IVY LOOP	RES	1	82.50
003-513-011-000	601 IVY LOOP	RES	1	82.50
003-513-012-000	631 IVY LOOP	RES	1	82.50
003-513-013-000	629 IVY LOOP	RES	1	82.50
003-513-014-000	627 IVY LOOP	RES	1	82.50
003-513-015-000	625 IVY LOOP	RES	1	82.50
003-513-016-000	623 IVY LOOP	RES	1	82.50
003-513-017-000	621 IVY LOOP	RES	1	82.50
003-514-001-000	606 IVY LOOP	RES	1	82.50
003-514-002-000	604 IVY LOOP	RES	1	82.50
003-514-003-000	602 IVY LOOP	RES	1	82.50
003-514-004-000	600 IVY LOOP	RES	1	82.50
003-514-005-000	626 IVY LOOP	RES	2	165.00
003-514-006-000	624 IVY LOOP	RES	1	82.50
003-514-007-000	601 SNAPDRAGON CT	RES	1	82.50
003-514-008-000	621 FICUS WAY	RES	1	82.50
003-514-009-000	625 FICUS WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-515-001-000	629 SNAPDRAGON DR	RES	1	82.50
003-515-002-000	627 SNAPDRAGON DR	RES	1	82.50
003-515-003-000	625 SNAPDRAGON DR	RES	1	82.50
003-515-004-000	623 SNAPDRAGON DR	RES	1	82.50
003-515-005-000	621 SNAPDRAGON DR	RES	1	82.50
003-515-006-000	611 SNAPDRAGON DR	RES	1	82.50
003-515-007-000	609 SNAPDRAGON DR	RES	1	82.50
003-515-008-000	607 SNAPDRAGON DR	RES	1	82.50
003-515-009-000	624 FICUS WAY	RES	1	82.50
003-515-010-000	626 FICUS WAY	RES	1	82.50
003-515-011-000	628 FICUS WAY	RES	1	82.50
003-515-012-000	630 FICUS WAY	RES	1	82.50
003-516-001-000	727 LUPINE WAY	RES	1	82.50
003-516-002-000	725 LUPINE WAY	RES	1	82.50
003-516-003-000	723 LUPINE WAY	RES	1	82.50
003-516-004-000	721 LUPINE WAY	RES	1	82.50
003-516-005-000	719 LUPINE WAY	RES	1	82.50
003-516-006-000	717 LUPINE WAY	RES	1	82.50
003-516-007-000	620 SNAPDRAGON DR	RES	1	82.50
003-516-008-000	622 SNAPDRAGON DR	RES	1	82.50
003-516-009-000	624 SNAPDRAGON DR	RES	1	82.50
003-516-010-000	626 SNAPDRAGON DR	RES	1	82.50
003-516-011-000	628 SNAPDRAGON DR	RES	1	82.50
003-516-012-000	630 SNAPDRAGON DR	RES	1	82.50
003-516-013-000	632 SNAPDRAGON DR	RES	1	82.50
003-516-014-000	729 LUPINE WAY	RES	1	82.50
003-521-001-000	717 MAIN ST	RES	1	82.50
003-521-002-000	715 MAIN ST	RES	1	82.50
003-521-003-000	715 ASTER ST	RES	1	82.50
003-521-004-000	713 ASTER ST	RES	1	82.50
003-521-005-000	711 ASTER ST	RES	1	82.50
003-521-006-000	709 ASTER ST	RES	1	82.50
003-521-007-000	707 ASTER ST	RES	1	82.50
003-521-008-000	716 LUPINE WAY	RES	1	82.50
003-523-001-000	700 IVY LOOP	RES	1	82.50
003-523-002-000	702 IVY LOOP	RES	1	82.50
003-523-003-000	704 IVY CT	RES	1	82.50
003-523-004-000	706 IVY CT	RES	1	82.50
003-523-005-000	708 IVY CT	RES	1	82.50
003-523-006-000	710 IVY CT	RES	1	82.50
003-523-007-000	712 IVY CT	RES	1	82.50
003-523-008-000	714 IVY CT	RES	1	82.50
003-523-009-000	716 IVY CT	RES	1	82.50
003-523-010-000	715 IVY CT	RES	1	82.50
003-523-011-000	713 IVY CT	RES	1	82.50
003-523-012-000	711 IVY CT	RES	1	82.50
003-523-013-000	709 IVY CT	RES	1	82.50
003-523-014-000	707 IVY CT	RES	1	82.50
003-523-015-000	705 IVY CT	RES	1	82.50
003-523-016-000	706 ASTER ST	RES	1	82.50
003-523-017-000	708 ASTER ST	RES	1	82.50
003-523-018-000	710 ASTER ST	RES	1	82.50
003-523-019-000	712 ASTER ST	RES	1	82.50
003-523-020-000	714 ASTER ST	RES	1	82.50
003-523-021-000	716 ASTER ST	RES	1	82.50
003-524-001-000	715 LUPINE WAY	RES	1	82.50
003-524-002-000	713 LUPINE WAY	RES	1	82.50
003-524-003-000	711 LUPINE WAY	RES	1	82.50
003-524-004-000	709 LUPINE WAY	RES	1	82.50
003-524-005-000	707 LUPINE WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-524-006-000	705 LUPINE WAY	RES	1	82.50
003-524-007-000	618 SNAPDRAGON DR	RES	1	82.50
003-524-008-000	616 SNAPDRAGON DR	RES	1	82.50
003-524-009-000	614 SNAPDRAGON DR	RES	1	82.50
003-524-010-000	612 SNAPDRAGON DR	RES	1	82.50
003-524-011-000	610 SNAPDRAGON DR	RES	1	82.50
003-524-012-000	608 SNAPDRAGON DR	RES	1	82.50
003-524-013-000	606 SNAPDRAGON DR	RES	1	82.50
003-524-014-000	604 SNAPDRAGON CT	RES	1	82.50
003-524-015-000	602 SNAPDRAGON CT	RES	1	82.50
003-524-016-000	600 SNAPDRAGON CT	RES	1	82.50
003-524-017-000	620 IVY LOOP	RES	1	82.50
003-524-018-000	622 IVY LOOP	RES	1	82.50
003-524-019-000	415 GRANT AVE	COM	1	26.25
030-210-004-000	CR 89	RES	1	82.50
030-220-008-000	111 NIEMANN ST	RES	1	82.50
030-220-009-000	105 NIEMANN ST	RES	1	82.50
030-220-010-000	T8N R1W POR SEC 21	COM	1	26.25
030-220-027-000	R1W POR SEC 21	RES	1	82.50
030-220-034-000	AVE	COM	1	26.25
030-220-035-000	435 ANDERSON AVE	COM	1	26.25
030-361-004-000	1204 VALLEY OAK DR	RES	1	82.50
030-361-005-000	1202 VALLEY OAK DR	RES	1	82.50
030-361-006-000	1200 VALLEY OAK DR	RES	1	82.50
030-361-007-000	503 DORSET CT	RES	1	82.50
030-361-008-000	505 DORSET CT	RES	1	82.50
030-361-009-000	508 DORSET CT	RES	1	82.50
030-361-010-000	506 DORSET CT	RES	1	82.50
030-361-011-000	504 DORSET CT	RES	1	82.50
030-361-012-000	502 DORSET CT	RES	1	82.50
030-361-013-000	500 DORSET CT	RES	1	82.50
030-361-014-000	1104 VALLEY OAK DR	RES	1	82.50
030-361-015-000	1102 VALLEY OAK DR	RES	1	82.50
030-361-016-000	1100 VALLEY OAK DR	RES	1	82.50
030-361-017-000	401 COLUMBIA WAY	RES	1	82.50
030-361-018-000	403 COLUMBIA WAY	RES	1	82.50
030-361-019-000	405 COLUMBIA WAY	RES	1	82.50
030-361-020-000	407 COLUMBIA WAY	RES	1	82.50
030-361-021-000	409 COLUMBIA WAY	RES	1	82.50
030-361-022-000	411 COLUMBIA WAY	RES	1	82.50
030-361-023-000	413 COLUMBIA WAY	RES	1	82.50
030-361-024-000	415 COLUMBIA WAY	RES	1	82.50
030-361-025-000	417 COLUMBIA WAY	RES	1	82.50
030-361-026-000	1005 SUFFOLK CT	RES	1	82.50
030-361-028-000	1010 SUFFOLK CT	RES	1	82.50
030-361-029-000	1008 SUFFOLK CT	RES	1	82.50
030-361-030-000	1006 SUFFOLK CT	RES	1	82.50
030-361-031-000	1004 SUFFOLK CT	RES	1	82.50
030-361-032-000	1206 VALLEY OAK DR	RES	1	82.50
030-362-001-000	404 COLUMBIA WAY	RES	1	82.50
030-362-002-000	402 COLUMBIA WAY	RES	1	82.50
030-362-003-000	400 COLUMBIA WAY	RES	1	82.50
030-371-001-000	201 SUFFOLK PL	RES	1	82.50
030-371-002-000	203 SUFFOLK PL	RES	1	82.50
030-371-003-000	205 SUFFOLK PL	RES	1	82.50
030-371-004-000	207 SUFFOLK PL	RES	1	82.50
030-371-005-000	209 SUFFOLK PL	RES	1	82.50
030-371-006-000	211 SUFFOLK PL	RES	1	82.50
030-371-007-000	803 SUFFOLK PL	RES	1	82.50
030-371-008-000	805 SUFFOLK PL	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-371-009-000	807 SUFFOLK PL	RES	1	82.50
030-371-010-000	901 SUFFOLK PL	RES	1	82.50
030-371-011-000	903 SUFFOLK PL	RES	1	82.50
030-371-012-000	905 SUFFOLK PL	RES	1	82.50
030-371-013-000	907 SUFFOLK PL	RES	1	82.50
030-371-014-000	410 COLUMBIA WAY	RES	1	82.50
030-371-015-000	408 COLUMBIA WAY	RES	1	82.50
030-371-016-000	406 COLUMBIA WAY	RES	1	82.50
030-371-017-000	301 HAMPSHIRE CT	RES	1	82.50
030-371-018-000	303 HAMPSHIRE CT	RES	1	82.50
030-371-019-000	305 HAMPSHIRE CT	RES	1	82.50
030-371-020-000	307 HAMPSHIRE CT	RES	1	82.50
030-371-021-000	309 HAMPSHIRE CT	RES	1	82.50
030-371-022-000	311 HAMPSHIRE CT	RES	1	82.50
030-371-023-000	308 HAMPSHIRE CT	RES	1	82.50
030-371-024-000	306 HAMPSHIRE CT	RES	1	82.50
030-371-025-000	304 HAMPSHIRE CT	RES	1	82.50
030-371-026-000	302 HAMPSHIRE CT	RES	1	82.50
030-371-027-000	300 HAMPSHIRE CT	RES	1	82.50
030-372-001-000	1002 SUFFOLK CT	RES	1	82.50
030-372-002-000	1000 SUFFOLK CT	RES	1	82.50
030-372-003-000	906 SUFFOLK PL	RES	1	82.50
030-372-004-000	904 SUFFOLK PL	RES	1	82.50
030-372-005-000	902 SUFFOLK PL	RES	1	82.50
030-372-006-000	900 SUFFOLK PL	RES	1	82.50
030-372-007-000	810 SUFFOLK PL	RES	1	82.50
030-372-008-000	808 SUFFOLK PL	RES	1	82.50
030-372-009-000	806 SUFFOLK PL	RES	1	82.50
030-372-010-000	804 SUFFOLK PL	RES	1	82.50
030-372-011-000	802 SUFFOLK PL	RES	1	82.50
030-372-012-000	800 SUFFOLK PL	RES	1	82.50
030-372-013-000	212 SUFFOLK PL	RES	1	82.50
030-372-014-000	210 SUFFOLK PL	RES	1	82.50
030-372-015-000	208 SUFFOLK PL	RES	1	82.50
030-372-016-000	902 SOUTHDOWN CT	RES	1	82.50
030-372-017-000	904 SOUTHDOWN CT	RES	1	82.50
030-372-018-000	906 SOUTHDOWN CT	RES	1	82.50
030-372-019-000	908 SOUTHDOWN CT	RES	1	82.50
030-372-020-000	910 SOUTHDOWN CT	RES	1	82.50
030-372-021-000	909 SOUTHDOWN CT	RES	1	82.50
030-372-022-000	907 SOUTHDOWN CT	RES	1	82.50
030-372-023-000	905 SOUTHDOWN CT	RES	1	82.50
030-372-024-000	903 SOUTHDOWN CT	RES	1	82.50
030-372-025-000	901 SOUTHDOWN CT	RES	1	82.50
030-381-001-000	410 MOODY SLOUGH RD	RES	1	82.50
030-381-002-000	401 GRIFFIN WAY	RES	1	82.50
030-381-003-000	403 GRIFFIN WAY	RES	1	82.50
030-381-004-000	405 GRIFFIN WAY	RES	1	82.50
030-381-005-000	407 GRIFFIN WAY	RES	1	82.50
030-381-006-000	409 GRIFFIN WAY	RES	1	82.50
030-381-007-000	1108 GRIFFIN WAY	RES	1	82.50
030-381-010-000	1102 GRIFFIN WAY	RES	1	82.50
030-381-011-000	1100 GRIFFIN WAY	RES	1	82.50
030-381-013-000	1104 GRIFFIN WAY	RES	1	82.50
030-381-015-000	1106 GRIFFIN WAY	RES	1	82.50
030-382-001-000	402 GRIFFIN WAY	RES	1	82.50
030-382-002-000	404 GRIFFIN WAY	RES	1	82.50
030-382-003-000	406 GRIFFIN WAY	RES	1	82.50
030-382-004-000	408 GRIFFIN WAY	RES	1	82.50
030-382-005-000	409 NIEMANN ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-382-006-000	407 NIEMANN ST	RES	1	82.50
030-382-007-000	405 NIEMANN ST	RES	1	82.50
030-382-008-000	403 NIEMANN ST	RES	1	82.50
030-391-001-000	443 COTTAGE CIR	RES	1	82.50
030-391-002-000	439 COTTAGE CIR	RES	1	82.50
030-391-003-000	435 COTTAGE CIR	RES	1	82.50
030-391-004-000	431 COTTAGE CIR	RES	1	82.50
030-391-005-000	427 COTTAGE CIR	RES	1	82.50
030-391-006-000	423 COTTAGE CIR	RES	1	82.50
030-391-007-000	419 COTTAGE CIR	RES	1	82.50
030-391-010-000	410 ANDERSON AVE	RES	1	82.50
030-391-011-000	414 ANDERSON AVE	RES	1	82.50
030-391-012-000	418 ANDERSON AVE	RES	1	82.50
030-391-013-000	422 ANDERSON AVE	RES	1	82.50
030-391-014-000	426 ANDERSON AVE	RES	1	82.50
030-391-015-000	430 ANDERSON AVE	RES	1	82.50
030-391-016-000	434 ANDERSON AVE	RES	1	82.50
030-391-017-000	438 ANDERSON AVE	RES	1	82.50
030-391-018-000	442 ANDERSON AVE	RES	1	82.50
030-391-019-000	415 COTTAGE CIR	RES	1	82.50
030-391-021-000	411 COTTAGE CIR	RES	1	82.50
030-392-001-000	474 COTTAGE CIR	RES	1	82.50
030-392-002-000	470 COTTAGE CIR	RES	1	82.50
030-392-003-000	466 COTTAGE CIR	RES	1	82.50
030-392-004-000	462 COTTAGE CIR	RES	1	82.50
030-392-005-000	458 COTTAGE CIR	RES	1	82.50
030-392-006-000	CIR	RES	1	82.50
030-392-007-000	430 COTTAGE CIR	RES	1	82.50
030-392-009-000	422 COTTAGE CIR	RES	1	82.50
030-392-010-000	418 COTTAGE CIR	RES	1	82.50
030-392-011-000	414 COTTAGE CIR	RES	1	82.50
030-392-012-000	410 COTTAGE CIR	RES	1	82.50
030-392-013-000	408 COTTAGE CIR	RES	1	82.50
038-050-013-000	27600 CR 90	COM	1	26.25
038-050-019-000	LN	RES	1	82.50
038-050-021-000	T8N T8N R1W POR SEC 22	COM	1	26.25
038-050-023-000	T8N T8N R1W POR SEC 22	COM	1	26.25
038-050-027-000	CR 89	COM	1	26.25
038-050-029-000	901 E GRANT AVE	COM	1	26.25
038-050-051-000	27710 CR 90	COM	1	26.25
038-050-052-000	CR 89	COM	1	26.25
038-050-057-000	999 E GRANT AVE	COM	1	26.25
038-050-060-000	BLVD	COM	1	26.25
038-050-063-000	701 MATSUMATO LN	COM	1	26.25
038-050-068-000	CR 89	RES	1	82.50
038-050-072-000	27852 CR 90	COM	1	26.25
038-050-073-000	27990 CR 90	COM	1	26.25
038-070-022-000	112 E MAIN ST	RES	1	82.50
038-070-028-000	T8N R1W	COM	1	26.25
038-070-029-000	PCL 2 PCL 2 GATEWAY DR	COM	1	26.25
038-070-030-000	PCL 4 PCL 4 GATEWAY DR	COM	1	26.25
038-070-031-000	PCL 3 PCL 3 GATEWAY DR	COM	1	26.25
038-070-032-000	PCL 1 PCL 1 GATEWAY DR	COM	1	26.25
038-070-035-000	RUSSELL/BAKER/MAIN	RES	1	82.50
038-070-037-000	GRANT AVE	RES	1	82.50
038-070-038-000	GRANT AVE	COM	1	26.25
038-070-039-000	BAKER ST	COM	1	26.25
038-170-002-000	412 MANZANITA WAY	RES	1	82.50
038-170-003-000	408 MANZANITA WAY	RES	1	82.50
038-170-004-000	404 MANZANITA WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-170-005-000	400 MANZANITA WAY	RES	1	82.50
038-170-006-000	216 BLUE OAK LN	RES	1	82.50
038-170-007-000	220 BLUE OAK LN	RES	1	82.50
038-170-008-000	312 E MAIN ST	RES	1	82.50
038-170-009-000	308 E MAIN ST	RES	1	82.50
038-170-010-000	304 E MAIN ST	RES	1	82.50
038-170-011-000	300 E MAIN ST	RES	1	82.50
038-170-012-000	221 TOYON LN	RES	1	82.50
038-170-013-000	217 TOYON LN	RES	1	82.50
038-170-014-000	224 TOYON LN	RES	1	82.50
038-170-015-000	212 E MAIN ST	RES	1	82.50
038-170-016-000	208 E MAIN ST	RES	1	82.50
038-170-017-000	204 E MAIN ST	RES	1	82.50
038-170-018-000	200 E MAIN ST	RES	1	82.50
038-170-019-000	225 CREEKSIDE WAY	RES	1	82.50
038-180-001-000	201 MADRONE CT	RES	1	82.50
038-180-002-000	MADRONE CT	RES	1	82.50
038-180-003-000	209 MADRONE CT	RES	1	82.50
038-180-004-000	208 MADRONE CT	RES	1	82.50
038-180-007-000	201 CREEKSIDE WAY	RES	1	82.50
038-180-008-000	205 CREEKSIDE WAY	RES	1	82.50
038-180-009-000	209 CREEKSIDE WAY	RES	1	82.50
038-180-010-000	213 CREEKSIDE WAY	RES	1	82.50
038-180-011-000	217 CREEKSIDE WAY	RES	1	82.50
038-180-012-000	221 CREEKSIDE WAY	RES	1	82.50
038-180-013-000	220 TOYON LN	RES	1	82.50
038-180-014-000	216 TOYON LN	RES	1	82.50
038-180-015-000	212 TOYON LN	RES	1	82.50
038-180-016-000	208 TOYON LN	RES	1	82.50
038-180-017-000	204 TOYON LN	RES	1	82.50
038-180-018-000	200 TOYON LN	RES	1	82.50
038-180-019-000	301 CREEKSIDE WAY	RES	1	82.50
038-180-020-000	305 CREEKSIDE WAY	RES	1	82.50
038-180-021-000	205 TOYON LN	RES	1	82.50
038-180-022-000	209 TOYON LN	RES	1	82.50
038-180-023-000	213 TOYON LN	RES	1	82.50
038-180-024-000	212 BLUE OAK LN	RES	1	82.50
038-180-025-000	208 BLUE OAK LN	RES	1	82.50
038-180-026-000	204 BLUE OAK LN	RES	1	82.50
038-180-027-000	309 CREEKSIDE WAY	RES	1	82.50
038-180-028-000	313 CREEKSIDE WAY	RES	1	82.50
038-180-029-000	401 CREEKSIDE WAY	RES	1	82.50
038-180-030-000	405 CREEKSIDE WAY	RES	1	82.50
038-180-031-000	205 BLUE OAK LN	RES	1	82.50
038-180-032-000	209 BLUE OAK LN	RES	1	82.50
038-180-033-000	208 MAPLE LN	RES	1	82.50
038-180-034-000	204 MAPLE LN	RES	1	82.50
038-180-035-000	409 CREEKSIDE WAY	RES	1	82.50
038-180-036-000	413 CREEKSIDE WAY	RES	1	82.50
038-180-037-000	412 CREEKSIDE WAY	RES	1	82.50
038-180-038-000	408 CREEKSIDE WAY	RES	1	82.50
038-180-039-000	404 CREEKSIDE WAY	RES	1	82.50
038-180-040-000	400 CREEKSIDE WAY	RES	1	82.50
038-180-041-000	316 CREEKSIDE WAY	RES	1	82.50
038-180-042-000	312 CREEKSIDE WAY	RES	1	82.50
038-180-043-000	308 CREEKSIDE WAY	RES	1	82.50
038-180-044-000	304 CREEKSIDE WAY	RES	1	82.50
038-180-045-000	300 CREEKSIDE WAY	RES	1	82.50
038-180-047-000	200 MADRONE CT	RES	1	82.50
038-190-002-000	421 E MAIN ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-190-003-000	417 E MAIN ST	RES	1	82.50
038-190-004-000	413 E MAIN ST	RES	1	82.50
038-190-005-000	409 E MAIN ST	RES	1	82.50
038-190-006-000	405 E MAIN ST	RES	1	82.50
038-190-007-000	401 E MAIN ST	RES	1	82.50
038-190-008-000	309 E MAIN ST	RES	1	82.50
038-190-009-000	305 E MAIN ST	RES	1	82.50
038-190-010-000	301 E MAIN ST	RES	1	82.50
038-190-011-000	213 E MAIN ST	RES	1	82.50
038-190-012-000	211 E MAIN ST	RES	1	82.50
038-190-013-000	209 E MAIN ST	RES	1	82.50
038-190-014-000	207 E MAIN ST	RES	1	82.50
038-190-015-000	205 E MAIN ST	RES	1	82.50
038-190-016-000	203 E MAIN ST	RES	1	82.50
038-190-017-000	201 E MAIN ST	RES	1	82.50
038-190-018-000	200 WHITE OAK LN	RES	1	82.50
038-190-019-000	204 WHITE OAK LN	RES	1	82.50
038-190-020-000	208 WHITE OAK LN	RES	1	82.50
038-190-021-000	212 WHITE OAK LN	RES	1	82.50
038-190-022-000	216 WHITE OAK LN	RES	1	82.50
038-190-023-000	220 WHITE OAK LN	RES	1	82.50
038-190-024-000	224 WHITE OAK LN	RES	1	82.50
038-190-025-000	300 WHITE OAK LN	RES	1	82.50
038-190-026-000	304 WHITE OAK LN	RES	1	82.50
038-190-027-000	308 WHITE OAK LN	RES	1	82.50
038-190-028-000	312 WHITE OAK LN	RES	1	82.50
038-190-029-000	316 WHITE OAK LN	RES	1	82.50
038-190-030-000	320 WHITE OAK LN	RES	1	82.50
038-190-031-000	400 WHITE OAK LN	RES	1	82.50
038-190-032-000	404 WHITE OAK LN	RES	1	82.50
038-190-035-000	ST	RES	1	82.50
038-190-036-000	309 WHITE OAK LN	RES	1	82.50
038-190-037-000	308 E BAKER ST	RES	1	82.50
038-190-038-000	304 E BAKER ST	RES	1	82.50
038-190-039-000	300 E BAKER ST	RES	1	82.50
038-190-040-000	220 E BAKER ST	RES	1	82.50
038-190-041-000	216 E BAKER ST	RES	1	82.50
038-190-042-000	212 E BAKER ST	RES	1	82.50
038-190-043-000	208 E BAKER ST	RES	1	82.50
038-190-044-000	204 E BAKER ST	RES	1	82.50
038-190-045-000	200 E BAKER ST	RES	1	82.50
038-190-046-000	201 WHITE OAK LN	RES	1	82.50
038-190-047-000	205 WHITE OAK LN	RES	1	82.50
038-190-048-000	209 WHITE OAK LN	RES	1	82.50
038-190-049-000	213 WHITE OAK LN	RES	1	82.50
038-190-050-000	217 WHITE OAK LN	RES	1	82.50
038-190-051-000	221 WHITE OAK LN	RES	1	82.50
038-190-052-000	225 WHITE OAK LN	RES	1	82.50
038-190-053-000	301 WHITE OAK LN	RES	1	82.50
038-190-054-000	305 WHITE OAK LN	RES	1	82.50
038-190-056-000	408 WHITE OAK LN	RES	1	82.50
038-201-001-000	220 WILDROSE LN	RES	1	82.50
038-201-002-000	613 MANZANITA WAY	RES	1	82.50
038-201-003-000	609 MANZANITA WAY	RES	1	82.50
038-201-004-000	605 MANZANITA WAY	RES	1	82.50
038-201-005-000	601 MANZANITA WAY	RES	1	82.50
038-201-006-000	221 RED BUD LN	RES	1	82.50
038-201-007-000	225 RED BUD LN	RES	1	82.50
038-201-008-000	229 RED BUD LN	RES	1	82.50
038-201-009-000	233 RED BUD LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-201-010-000	237 RED BUD LN	RES	1	82.50
038-201-011-000	241 RED BUD LN	RES	1	82.50
038-201-012-000	245 RED BUD LN	RES	1	82.50
038-201-013-000	249 RED BUD LN	RES	1	82.50
038-201-014-000	248 WILDROSE LN	RES	1	82.50
038-201-015-000	244 WILDROSE LN	RES	1	82.50
038-201-016-000	240 WILDROSE LN	RES	1	82.50
038-201-017-000	236 WILDROSE LN	RES	1	82.50
038-201-018-000	232 WILDROSE LN	RES	1	82.50
038-201-019-000	228 WILDROSE LN	RES	1	82.50
038-201-020-000	224 WILDROSE LN	RES	1	82.50
038-202-001-000	600 MANZANITA WAY	RES	1	82.50
038-202-002-000	604 MANZANITA WAY	RES	1	82.50
038-202-003-000	608 MANZANITA WAY	RES	1	82.50
038-202-004-000	612 MANZANITA WAY	RES	1	82.50
038-202-005-000	208 WILDROSE LN	RES	1	82.50
038-202-006-000	204 WILDROSE LN	RES	1	82.50
038-202-007-000	200 WILDROSE LN	RES	1	82.50
038-202-008-000	196 WILDROSE LN	RES	1	82.50
038-202-009-000	605 CREEKSIDE WAY	RES	1	82.50
038-202-010-000	601 CREEKSIDE WAY	RES	1	82.50
038-202-011-000	197 RED BUD LN	RES	1	82.50
038-202-012-000	201 RED BUD LN	RES	1	82.50
038-202-013-000	205 RED BUD LN	RES	1	82.50
038-202-014-000	209 RED BUD LN	RES	1	82.50
038-203-001-000	245 WILDROSE LN	RES	1	82.50
038-203-002-000	241 WILDROSE LN	RES	1	82.50
038-203-003-000	237 WILDROSE LN	RES	1	82.50
038-203-004-000	233 WILDROSE LN	RES	1	82.50
038-203-005-000	229 WILDROSE LN	RES	1	82.50
038-203-006-000	225 WILDROSE LN	RES	1	82.50
038-203-007-000	221 WILDROSE LN	RES	1	82.50
038-203-008-000	217 WILDROSE LN	RES	1	82.50
038-203-009-000	213 WILDROSE LN	RES	1	82.50
038-203-010-000	209 WILDROSE LN	RES	1	82.50
038-203-011-000	205 WILDROSE LN	RES	1	82.50
038-203-012-000	201 WILDROSE LN	RES	1	82.50
038-203-013-000	197 WILD ROSE LN	RES	1	82.50
038-203-014-000	193 WILDROSE LN	RES	1	82.50
038-203-015-000	616 CREEKSIDE WAY	RES	1	82.50
038-203-016-000	612 CREEKSIDE WAY	RES	1	82.50
038-203-017-000	608 CREEKSIDE WAY	RES	1	82.50
038-203-019-000	LN	RES	1	82.50
038-203-020-000	512 CREEKSIDE WAY	RES	1	82.50
038-203-021-000	508 CREEKSIDE WAY	RES	1	82.50
038-203-022-000	504 CREEKSIDE WAY	RES	1	82.50
038-203-023-000	500 CREEKSIDE WAY	RES	1	82.50
038-204-001-000	513 CREEKSIDE WAY	RES	1	82.50
038-204-002-000	509 CREEKSIDE WAY	RES	1	82.50
038-204-003-000	505 CREEKSIDE WAY	RES	1	82.50
038-204-004-000	501 CREEKSIDE WAY	RES	1	82.50
038-204-005-000	205 MAPLE LN	RES	1	82.50
038-204-006-000	204 RED BUD LN	RES	1	82.50
038-204-007-000	208 RED BUD LN	RES	1	82.50
038-204-008-000	209 MAPLE LN	RES	1	82.50
038-204-009-000	500 MANZANITA WAY	RES	1	82.50
038-204-010-000	504 MANZANITA WAY	RES	1	82.50
038-204-011-000	508 MANZANITA WAY	RES	1	82.50
038-204-012-000	512 MANZANITA WAY	RES	1	82.50
038-205-001-000	220 RED BUD LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-205-002-000	224 RED BUD LN	RES	1	82.50
038-205-003-000	228 RED BUD LN	RES	1	82.50
038-205-004-000	232 RED BUD LN	RES	1	82.50
038-205-005-000	236 RED BUD LN	RES	1	82.50
038-205-006-000	240 RED BUD LN	RES	1	82.50
038-205-007-000	244 RED BUD LN	RES	1	82.50
038-205-009-000	245 MAPLE LN	RES	1	82.50
038-205-010-000	241 MAPLE LN	RES	1	82.50
038-205-011-000	237 MAPLE LN	RES	1	82.50
038-205-012-000	233 MAPLE LN	RES	1	82.50
038-205-013-000	229 MAPLE LN	RES	1	82.50
038-205-014-000	225 MAPLE LN	RES	1	82.50
038-205-015-000	221 MAPLE LN	RES	1	82.50
038-205-016-000	501 MANZANITA WAY	RES	1	82.50
038-205-017-000	505 MANZANITA WAY	RES	1	82.50
038-205-018-000	509 MANZANITA WAY	RES	1	82.50
038-205-019-000	513 MANZANITA WAY	RES	1	82.50
038-210-001-000	ST	RES	1	82.50
038-210-002-000	ST	RES	1	82.50
038-210-004-000	ST	RES	1	82.50
038-210-005-000	ST	RES	1	82.50
038-210-006-000	ST	RES	1	82.50
038-210-007-000	ST	RES	1	82.50
038-210-008-000	ST	RES	1	82.50
038-210-009-000	ST	RES	1	82.50
038-210-010-000	ST	RES	1	82.50
038-210-011-000	ST	RES	1	82.50
038-220-008-000	504 E BAKER ST	RES	1	82.50
038-220-009-000	500 E BAKER ST	RES	1	82.50
038-220-010-000	516 E MAIN ST	RES	1	82.50
038-220-011-000	512 E MAIN ST	RES	1	82.50
038-220-012-000	508 E MAIN ST	RES	1	82.50
910-001-425-000	803 W GRANT AVE ##47	RES	1	82.50
910-004-496-000	803 W GRANT AVE ##50	RES	1	82.50
910-004-497-000	803 W GRANT AVE ##45	RES	1	82.50
910-004-498-000	803 W GRANT AVE ##37	RES	1	82.50
910-004-499-000	803 W GRANT AVE ##80	RES	1	82.50
910-004-500-000	803 W GRANT AVE ##52	RES	1	82.50
910-004-501-000	803 W GRANT AVE ##27	RES	1	82.50
910-004-502-000	803 W GRANT AVE ##10	RES	1	82.50
910-004-503-000	803 W GRANT AVE ##4	RES	1	82.50
910-004-504-000	803 W GRANT AVE ##8	RES	1	82.50
910-004-505-000	803 W GRANT AVE ##54	RES	1	82.50
910-004-506-000	803 W GRANT AVE ##60	RES	1	82.50
910-004-507-000	803 W GRANT AVE ##66	RES	1	82.50
910-004-508-000	803 W GRANT AVE ##69	RES	1	82.50
910-004-509-000	803 W GRANT AVE ##55	RES	1	82.50
910-004-510-000	803 W GRANT AVE ##65	RES	1	82.50
910-004-511-000	803 W GRANT AVE ##75	RES	1	82.50
910-004-512-000	803 W GRANT AVE ##81	RES	1	82.50
Totals			2,486	\$197,895.00
Parcel Count				2,023

Tracy S. Jensen

From: Avas Flowers [contact@avasflowers.com]
Sent: Monday, June 09, 2014 6:31 PM
To: Tracy S. Jensen
Subject: [Spam] Your Order #693826 for Family Of Glenn Hodgson has been delivered!

Dear Nanci Mills,

Thank you for using Avas Flowers. We are happy to take care of your floral order for Family Of Glenn Hodgson.

Your order was successfully delivered!

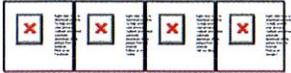
ACTUAL DELIVERY DATE: 06/09/2014
DELIVERED BY TIME: 10:00 AM
RECIPIENT NAME: Family Of Glenn Hodgson
DRIVER NAME: park
INTERNAL INVOICE NUMBER:
PRODUCT DESCRIPTION:
OTHER NOTES:

Again, thank you for the opportunity to serve your floral needs. We look forward to being your florist of choice in the future!

For further information on your delivery visit www.AvasFlowers.com/Status and enter your order-number **693826**.

Sincerely,

Avas Flowers
www.AvasFlowers.com
[877-638-3303](tel:877-638-3303)



Stay connected with Avas Flowers for the latest deals, discounts, and promotions!



CITY COUNCIL STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: June 17, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Dan Maguire, Economic Development and Housing Manager *DM*
SUBJECT: Public Hearing and Consideration of HOME Investment Partnerships Program (HOME) Grant Application for Rental New Construction Project Funding Assistance for Multifamily Project in Support of Affordable Housing, Resolution 2014-19

RECOMMENDATION:

Staff recommends that the City Council take the following actions: (1) receive the staff report, (2) conduct the public hearing, and (3) adopt Resolution No. 2014-19 approving a HOME Investment Partnerships Program (HOME) Grant Application for Rental New Construction Program Funding Assistance for Multifamily Project in the amount of \$5,500,000 for the Fiscal Year 2014-2015, and 4) authorize a funding commitment of \$1,000,000 from the City's housing bond proceeds..

BACKGROUND:

Staff is working with the project developer (Domus Development) to prepare a HOME Grant application for funding assistance in support of a proposed multi-family senior rental project. The total estimated cost of the project is \$16,444,466.

At the April 1, 2014 City Council meeting, the Council selected Domus Development LLC from the three proposals submitted in response to a previously issued Request for Proposals/Qualifications (RFP/RFQ). Council also authorized the City Manager to Execute an Exclusive Negotiation Agreement (ENA) with Domus Development, LLC, a California Limited Liability Corporation for the development of the Baker Street Senior Affordable Housing Project. Staff is recommending a commitment of funding to the project as a

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MAYOR PRO TEM
Woody Fridae

CITY CLERK
Nanci Mills
TREASURER
Michael Sebastian

CITY MANAGER
John W. Donlevy, Jr.



provision of the ENA, with the City commitment of financial assistance to the development consisting of a grant from the 2007 tax exempt bond proceeds, not to exceed \$1,000,000.

Staff also anticipates bringing recommendations for additional project funding to the City Council in the future. Other potential funding sources identified include CDBG program income (approximately \$370,000) and the initial in lieu fees (\$250,000) from the Hudson-Ogando subdivision. Additional detail on the potential funding for the project is included in the attachment titled "Baker Street Housing Financial Narrative".

DISCUSSION:

Under the current Notice of Funding Availability (NOFA) for HOME program, the maximum grant is \$5,500,000 for this project as structured. Staff proposes that the City apply for the recommended maximum grant amount for the 2014 funding cycle. The grant application includes additional funding for Activity Delivery and General Administration, as allowed by HOME guidelines. Based on the program guidelines outlined in the Notice of Funding Availability (NOFA), if the California Department of Housing and Community Development (HCD) approves the grant application, the City of Winters and the project developer would have thirty six (36) months from the date of the HOME committee meeting (approval) to the final expenditure deadline (project completion). The local funding commitment of the \$1,000,000 grant funded through the City's 2007 housing bond proceeds provides the project with local dollar leverage, which enhances the application's scoring.

ALTERNATIVES:

The City Council has the option of not submitting a HOME application; however, staff would not recommend this alternative as funding for affordable housing is difficult to obtain. If the City is successful in its' HOME grant application, it would provide the developer with significant funding needed to complete the project.

FISCAL IMPACT:

The City would incur an expense of \$1,000,000 for this project with the funding commitment from the City's housing bond proceeds (2007 bond issuance) should the project secure the other funding needed to complete the project.

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ATTACHMENTS:

Resolution 2014-19

Baker Street Senior Housing Financial Narrative

Winters Senior Housing Development Budget

Winters Senior Housing Sources and Uses

Winters Senior Housing Preliminary Planning Documents

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RESOLUTION NO. 2014-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETOP, AND OF ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM.

WHEREAS, the California Department of Housing and Community Development (the“Department”) is authorized to allocate HOME Investment Partnerships Program (“HOME”) funds made available from, the U.S. Department of Housing and Urban Development (“HUD”). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200; and

WHEREAS, on May 1, 2014 the Department issued a 2014 Notice of Funding Availability announcing the availability of funds under the HOME program (the “NOFA”); and

WHEREAS, HOME funded activities must comply with the National Environmental Policy Act (NEPA) (42 U.S.C. 4321), NEPA related laws and authorities, and the implementing regulations (24 CFR Part 58) and with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, such laws and regulations will be complied with at the time of such commitment or expenditure of funds in the event funds are awarded, and the City will not take any choice-limiting actions until completion of the NEPA and CEQA environmental review and documentation for the project; and

WHEREAS, in response to the 2014 NOFA, the City of Winters, a municipal corporation (the “Applicant”), wishes to apply to the Department for, and receive an allocation of, HOME funds; and

WHEREAS, the City will agree to provide financial assistance for gap funding for the Domus Senior Housing project in the form of a grant from bond proceeds in a total not to exceed \$1,000,000

NOW, THEREFORE BE IT RESOLVED that:

1) In response to the 2014 NOFA, the Applicant shall submit an application to the Department to participate in the HOME program and for an allocation of funds not to exceed **FIVE MILLION FIVE HUNDRED THOUSAND** dollars (\$5,500,000) for the following activities and/or programs:

Up to 63 units of affordable rental new construction senior apartments including one and, two bedroom units to be located in the City of Winters.

2) If the application for funding is approved, then the Applicant hereby agrees to use the HOME funds for eligible activities in the manner presented in its' application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the HOME program (collectively, the required documents).

3) The applicant authorizes the City Manager or his designee(s) to execute, in the name of the applicant, the required documents.

PASSED AND ADOPTED by the City Council, City of Winters, the 17th day of June, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Cecilia Aguiar-Curry, MAYOR

ATTEST:

Nanci G. Mills, CITY CLERK

Baker Street Senior Housing Financing Narrative

The project is proposed to be financed with 9% Low Income Housing Tax Credits with gap financing from a combination of local, state, and federal sources.

Acquisition Financing

Domus Development proposes to acquire the property from the City of Winters (City) for fair market value as determined by a third party appraisal. As the seller, the City will provide a Seller Carryback Loan for the full value of the purchase price. The Seller Carryback Loan will carry a 0% interest rate and be fully deferred to the maturity date. The Seller Carryback Loan will have the same term as the permanent financing.

Construction Financing

Construction financing will be provided by a conventional lender and funding from the City and the California State Housing and Community Development Department (HCD). The City will provide a loan of \$250,000 from inclusionary funds. The City will also provide a grant of \$1,370,000 from tax exempt bond proceeds and program income to the nonprofit managing general partner of the ownership entity. The nonprofit partner will in turn loan the full amount to the partnership at the close of construction financing. HCD will grant up to \$5,500,000 in Home Investment Partnership Program (HOME) funds to the City, and the City will administer the HOME loan to the ownership structure. The City will collect an administration fee on this loan.

Permanent Financing

The conventional construction loan will be converted at the close of permanent financing and be taken out through a conventional permanent loan and equity from the sale of Low Income Housing Tax Credits. The City loan, the loan of City grant funding, and the HOME loan will serve as both construction and permanent loans. The balance of the permanent funds will come from owner equity and the deferred developer fee.

Winters Senior Housing
147 East Baker Street Winters, CA
63 Units

DEVELOPMENT BUDGET

				Adj.	LIHTC Cost Basis
LAND COSTS / ACQUISITION					
Acquisition	\$10 /Site SF	65,340	\$653,400	0%	
Total Acquisition Costs	\$10,371 /Unit		\$653,400		0
HARD CONSTRUCTION COSTS					
Site Work	\$20 /Site SF	65,340	\$1,306,800		1,306,800
Residential Costs	\$100 /Gross SF	57,818	\$5,781,765		5,781,765
Prevailing Wage	20.0%	7,088,365	1,417,713		1,417,713
General Conditions	8.0% of Site & Directs	5,506,278	\$680,500		680,500
GC Overhead and Profit	6.0% of S & D + GC	9,186,778	\$551,200		551,200
Insurance and Bond	1.0% of S & D + GC	9,186,778	\$91,900		91,900
Developer's Contingency	10.0% of Hard Costs	9,829,878	\$983,000		983,000
TOTAL HARD COSTS	\$171,633 /Unit	63	\$10,812,878		10,812,878
<i>Hard Costs Less Contingencies</i>	\$156,030 /Unit	63	\$9,829,878		
	\$170 /Gross SF	57,818			
	\$190 /Net SF	51,733			
SOFT COSTS					
<u>Architectural / Engineering</u>					
Architect	5.5% of Hard Costs	9,829,878	\$540,600		540,600
Architectural / Engineering	5.5%		\$540,600		540,600
<u>Permits / Government Fees</u>					
Plan Check / Building Permits	\$2.00 /Gross SF	57,818	\$115,635		115,635
Other Fees	10,000 /Unit	63	\$630,000		630,000
Permits / Government Fees	\$11,835 /Unit		\$745,635		745,635
<u>Developer Legal</u>					
Developer Legal			\$50,000		50,000
Developer Legal			\$50,000		50,000
<u>Third-Party Reports</u>					
Appraisal			\$5,000		5,000
Market Study			\$6,500		6,500
Environmental - Phase 1			\$7,500		7,500
Soils Report			\$20,000		20,000
Survey & Field Inspection			\$17,500		17,500
Other Third-Party Reports			\$15,000		15,000
Third-Party Reports			\$71,500		71,500
<u>Other Soft Costs</u>					
Testing & Inspection	1.0% of Hard Costs	9,829,878	\$98,299		98,299
Accounting / Audit			\$35,000		35,000
Additional Furnishings			\$50,000		50,000
Residential Marketing / Leasing			\$20,000		
Organizational / Start Up			\$10,000		10,000
Title & Recording			\$35,000		35,000
Printing / Copying / Mailing			\$10,000		
Real Estate Taxes	0.5% of Hard Costs	9,829,878	\$49,149	50%	24,575
Property Insurance	1.5% of Hard Costs	9,829,878	\$147,448	50%	73,724

Winters Senior Housing
 147 East Baker Street Winters, CA
 63 Units

DEVELOPMENT BUDGET

				Adj.	LIHTC Cost Basis
Prevailing Wage Monitor			\$40,000		40,000
Other Soft Costs			\$494,896		366,598
SUBTOTAL SOFT COSTS			\$1,902,631		1,774,333
FINANCING COSTS					
<u>Construction Loan</u>					
Loan Commitment Fee	1.00% of Loan	\$,500,000	\$85,000		85,000
Legal Fees			\$47,500		47,500
Third-Party Reports			\$14,500		14,500
Lender Inspection Fees	\$500 / Draw	14	\$7,000		7,000
Construction Period Interest	4.00% Avg. Int.	\$,500,000	\$340,000	75%	255,000
Construction Loan Fees			\$494,000		409,000
<u>Permanent Loan</u>					
Commitment Fee	2.0% of Loan	\$30,000	\$16,600		
Legal Fees			\$5,000		
Permanent Loan Costs			\$21,600		
<u>Soft / Other Loans</u>					
Loan Fees	0.50% of Loan	250,000	28,750		
Soft / Other Loan Fees			28,750		
<u>Bond Financing Fees</u>					
Bond Counsel	\$47,500 Flat	1	47,500		
TEFRA Fees	\$2,500 Flat	1	2,500		
Trustee Fees (Initial/Legal)	\$2,500 Flat	1	2,500		
Issuer Application Fee	\$2,500 Flat	1	2,500		
Issuer Legal Fees	\$7,500 Flat	1	7,500		
Initial Bond Issuance Fee	0.20% of Issuance	\$,500,000	17,000		
First Year Annual Issuance Fee	0.11% of Issuance	\$,500,000	9,350		
CDLAC Application/Filing Fee	0.05% of Issuance	\$,500,000	4,250		
CDIAC Fee	0.01% of Issuance	\$,500,000	1,063		
Total Bond Financing Fees			94,163		
<u>Syndication Costs</u>					
TCAC Application Fee			\$2,000		
4% TCAC Reservation Fee	1.0% of Allocation	180,000	1,800		
TCAC Compliance Monitoring Fee	\$410 / Afford. Unit	62	\$25,420		
Tax Credit Fees			\$29,220		
<u>Reserves And Escrows</u>					
Debt Service Reserve	4 Months		\$28,243		
Operating Reserve	4 Months		\$110,250		
Reserves & Escrows			\$138,493		
SUBTOTAL FINANCING COSTS			\$806,226		\$409,000
SOFT COST CONTINGENCY	15.0%	1,902,631	\$285,395	81%	230,028
DEVELOPER FEE	15.0%		\$1,983,936		1,983,936
TOTAL DEVELOPMENT BUDGET			\$16,444,466		\$ 15,210,175

Winters Senior Housing
 147 East Baker Street Winters, CA
 63 Units

SOURCE AND USE

USES		
Acquisition	\$10,371 / Unit	653,400
Hard Costs		9,829,878
Hard Cost Contingency		983,000
Soft Costs		1,902,631
Financing / Other		806,226
Soft Cost Contingency		285,395
Developer Fee		1,983,936
Total Uses	\$261,023 / Unit	\$ 16,444,466

CONSTRUCTION SOURCES

<i>Debt Financing</i>		
Construction Loan		8,500,000
HOME Funding	100%	5,500,000
<i>Equity Financing</i>		
LIHTC Equity	15%	1,003,087
<i>Deferred Costs/Fees and Other Sources</i>		
Reserves		138,493
Developer Fee		1,302,886
Total Construction Sources		\$ 16,444,466

<i>Construction Surplus/(Gap)</i>	0
<i>Developer Fee Available During Construction</i>	681,050

PERMANENT SOURCES

<i>Debt Financing</i>		
Permanent Loan	13,175 /Unit	830,000
Inclusionary Fees	3,968 /Unit	250,000
City Bond Proceeds + PI	21,746 /Unit	1,370,000
HOME Funding	87,302 /Unit	5,500,000
State Grant (Infrastructure)	15,873 /Unit	1,000,000
<i>Equity Financing</i>		
LIHTC Equity		6,687,245
<i>Deferred Fees and Other Sources</i>		
Deferred Developer Fee		807,221
Total Permanent Sources		\$ 16,444,466

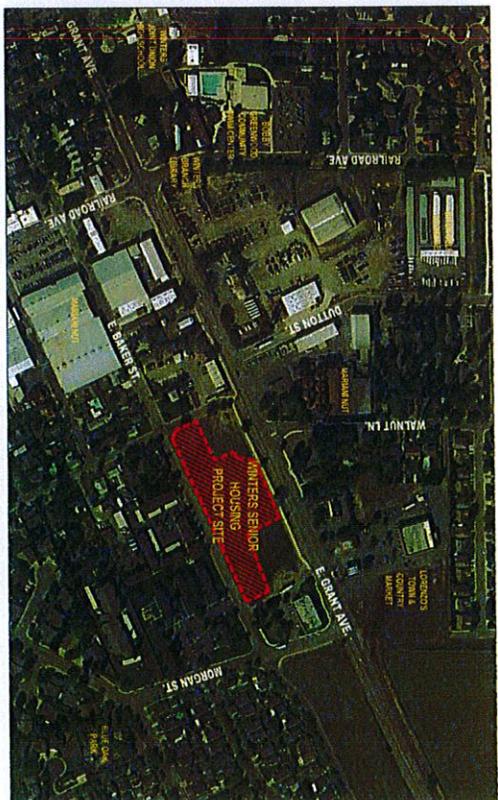
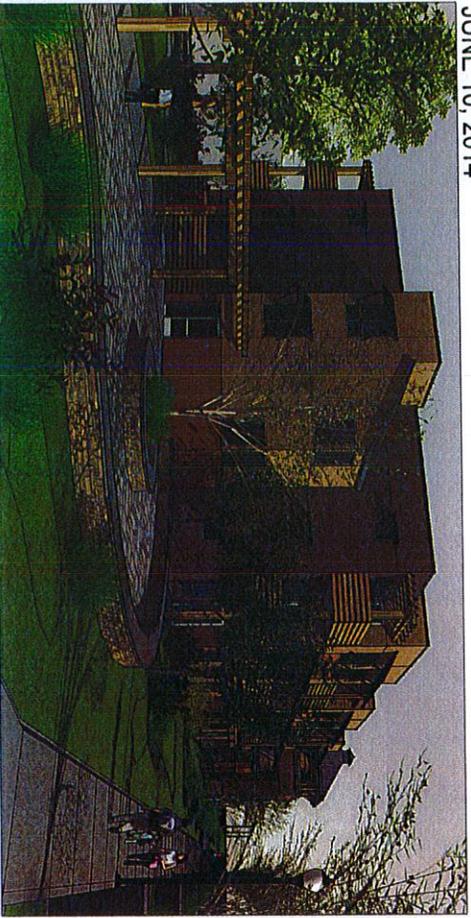
<i>Surplus/(Gap)</i>	0
<i>Total Cash Developer Fee</i>	1,176,715

WINTERS - SENIOR HOUSING

WINTERS, CALIFORNIA

PLANNING DESIGN REVIEW APPLICATION

JUNE 10, 2014



VICINITY MAP

NOT TO SCALE

ZONING & SITE DATA

APN: XXX-XXX-XXXX	UNITS: 84 @ 1BR 2 @ Studio 4 @ 2BR 1 @ 3BR (Manager's Unit)
ZONING DESCRIPTION: C1 - Neighborhood Commercial	STORIES: 3
EXISTING USE: Vacant property	MAX HEIGHT: 33'-0"
PROPOSED USE: Senior Housing, Community Area with Commercial Kitchen and Health Clinic	CONSTRUCTION TYPE: Type V-A with sprinklers
SITE AREA: 122,414 SF (C.3 Acres)	OCCUPANCY TYPE: R-3.1 Per CBC Section 420 "Elderly/Residential/Family"
PARKING AND DRIVES: 37,845 SF (31%)	ACCESSORY
PERESTRIAN WALKS: 10,456 SF (9%)	RESIDENTIAL
LANDSCAPE AREA: 28,232 SF (23%)	COMMON
BUILDING LOT COVERAGE - CLINIC: 20,000 SF (16%)	PATIOS
BUILDING LOT COVERAGE - HOUSING: 17,733 SF (15%)	PRIVATE
BUILDING LOT COVERAGE - COMMUNITY: 6,940 SF (6%)	COMMON
BUILDING LOT COVERAGE - TOTAL: 43,793 SF (36%)	DECKS
FAR: .65 (79,142 SF / 122,414 SF)	PRIVATE
OPEN ON-SITE PARKING - CLINIC: 52 spaces (1,460 SF @ 28'x10')	DECKS
OPEN ON-SITE PARKING - HOUSING: 43 spaces	COMMON
OPEN ON-SITE PARKING: 27 spaces	PRIVATE
BICYCLE PARKING: 32 outdoor rack spaces	DECKS

BUILDING DATA - SENIOR HOUSING

UNITS: 84 @ 1BR 2 @ Studio 4 @ 2BR 1 @ 3BR (Manager's Unit)	STORIES: 3	MAX HEIGHT: 33'-0"	CONSTRUCTION TYPE: Type V-A with sprinklers	OCCUPANCY TYPE: R-3.1 Per CBC Section 420 "Elderly/Residential/Family"
ACCESSORY	RESIDENTIAL	COMMON	PRIVATE	COMMON
1ST FL.: 4,433 SF	13,242 SF	677 SF	1,278 SF	0
2ND FL.: 2,900 SF	14,792 SF	0	0	233 SF
3RD FL.: 2,900 SF	14,792 SF	0	0	233 SF
TOTAL: 10,233 SF	42,846 SF	677 SF	1,278 SF	466 SF
STORIES: 1	MAX HEIGHT: 23'-0"	CONSTRUCTION TYPE: Type V-B with sprinklers	OCCUPANCY TYPE: A-3/A-2 Per CBC Section 420 "Community Hall with Commercial Kitchen"	SQUARE FOOTAGE: 6,040 SF

PROJECT TEAM

OWNER: Domic Development 30 Collins Lane 200 Livermore, CA 94551	415.955.0910
ARCHITECT: YHLM Architects, Robert Lindsey 2347 Poppy Lane, Davis, CA 95616 1617 Clay Street, Oakland, CA 94612	530.736.4288 510.528.6658 x102

INDEX OF DRAWINGS

T1	Cover Sheet
T2	Aerial Photo Key Plan and Site Context Photos
LA	Landscape Concept Plan
LS	Landscape Shading Plan
A1	Site Plan
A2	Floor Plans/Roof Plans
A3	Exterior Elevations / Color and Materials
A4	Unit Plans
A5	Perspectives
A6	Perspectives



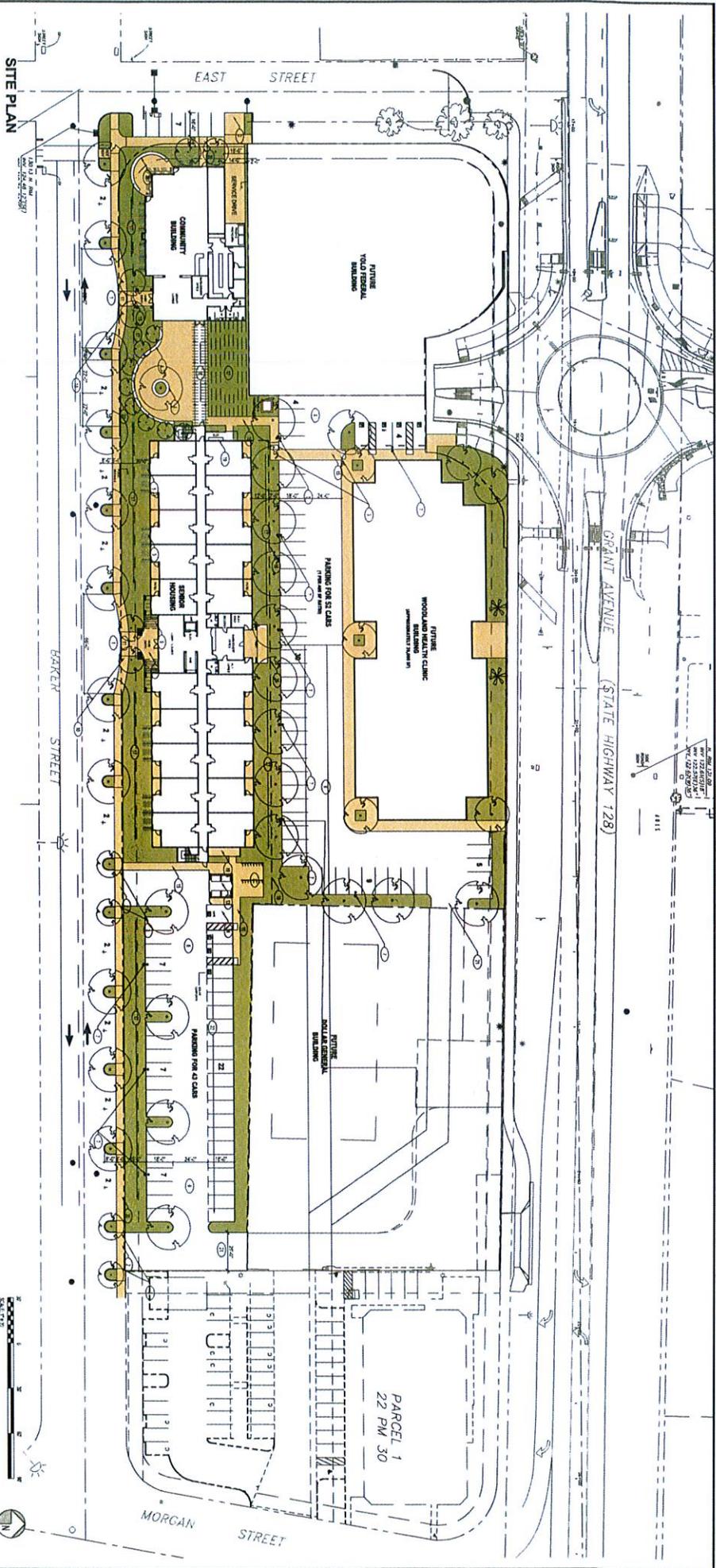
YHLM ARCHITECTS
30 COLLINS LANE 200
LIVERMORE, CA 94551
415.955.0910

WINTERS SENIOR HOUSING

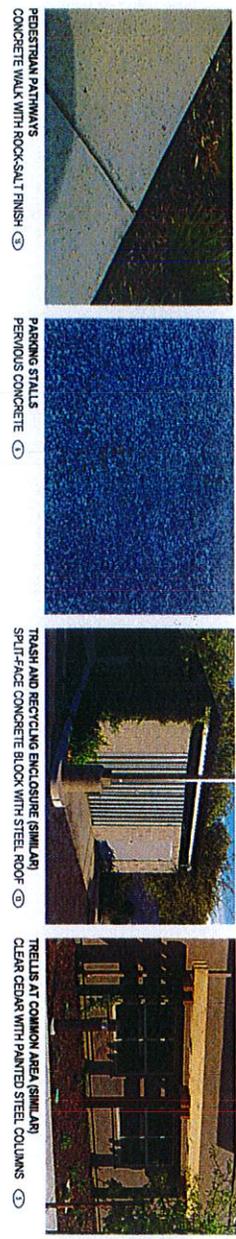
147 East Baker Street, Winters, California

COVER SHEET

Date: 06/10/2014



MATERIAL SAMPLES



- SITE KEYNOTES**
- 1) DROP OFF AND PICK UP
 - 2) PROPOSED (N) SIDEWALK CUT
 - 3) (E) HANDICAP ACCESS CURB RAMP
 - 4) CONCRETE LANDSCAPE SEEN WALL
 - 5) (N) SWAGING TRELLIS
 - 6) PERVIOUS CONCRETE AT PARKING STALLS
 - 7) POLE MOUNTED PARKING LOT LIGHT FIXTURES, T80
 - 8) BICYCLE PARKING RACKS MOUNTED TO CONCRETE
 - 9) (N) SITE SPACE TREE (SEE LANDSCAPE)
 - 10) RECONFIGURED PUBLIC SIDEWALK (SEE CIVIL)
 - 11) CURB RAMP
 - 12) COMMUNITY GARDEN
 - 13) TRASH AND RECYCLING ENCLOSURE WITH METAL ROOF
 - 14) VAN ACCESSIBLE PARKING STALL
 - 15) CONCRETE WALK WITH ROCK-SALT FINISH
 - 16) 4'-0" HIGH NATURAL CEDAR FENCE AT PL
 - 17) BIO SWALE
 - 18) TRELLIS COVERED CONNECTOR PATH
 - 19) CONCRETE BERTH/UP/STAIR STAIRWAYS
 - 20) PERMANENT ACCESS FURNISHMENT
 - 21) CARPORTS, COVERED PARKING

YHIAI
ARCHITECTS

2000 Main Street, Suite 200
Winters, California 95793

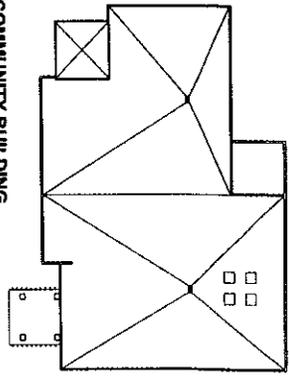
WINTERS SENIOR HOUSING

147 East Baker Street, Winters, California

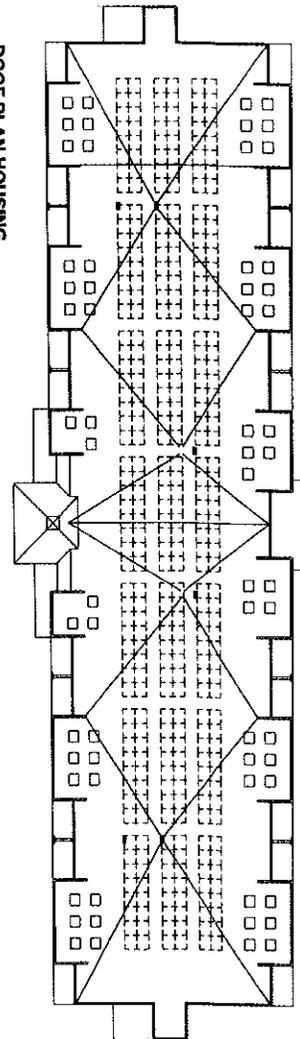
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Date: 06-10-2014

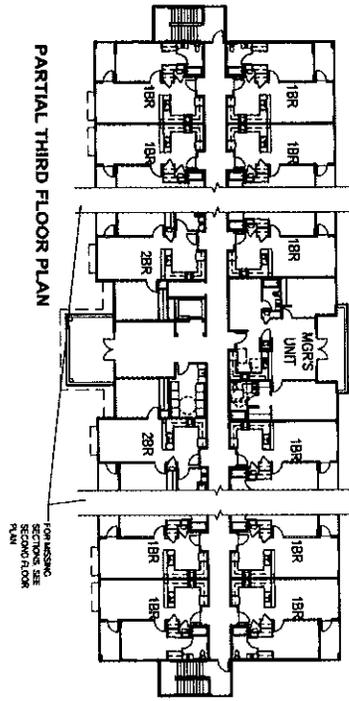
ROOF PLAN COMMUNITY BUILDING



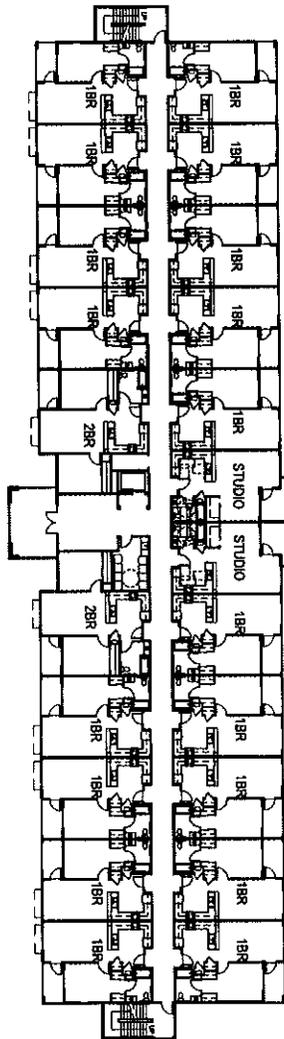
ROOF PLAN HOUSING



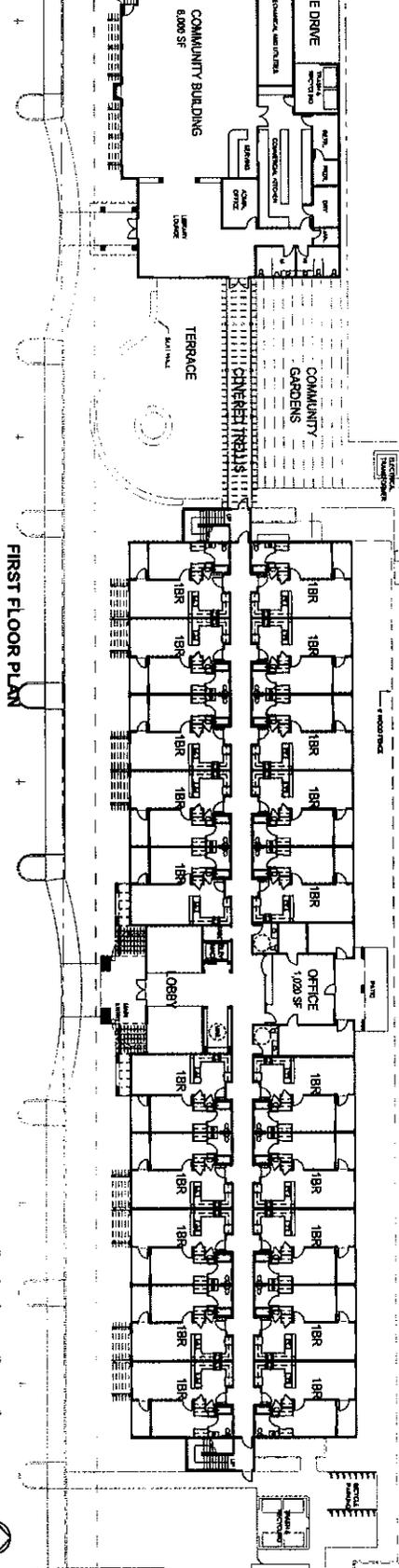
PARTIAL THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



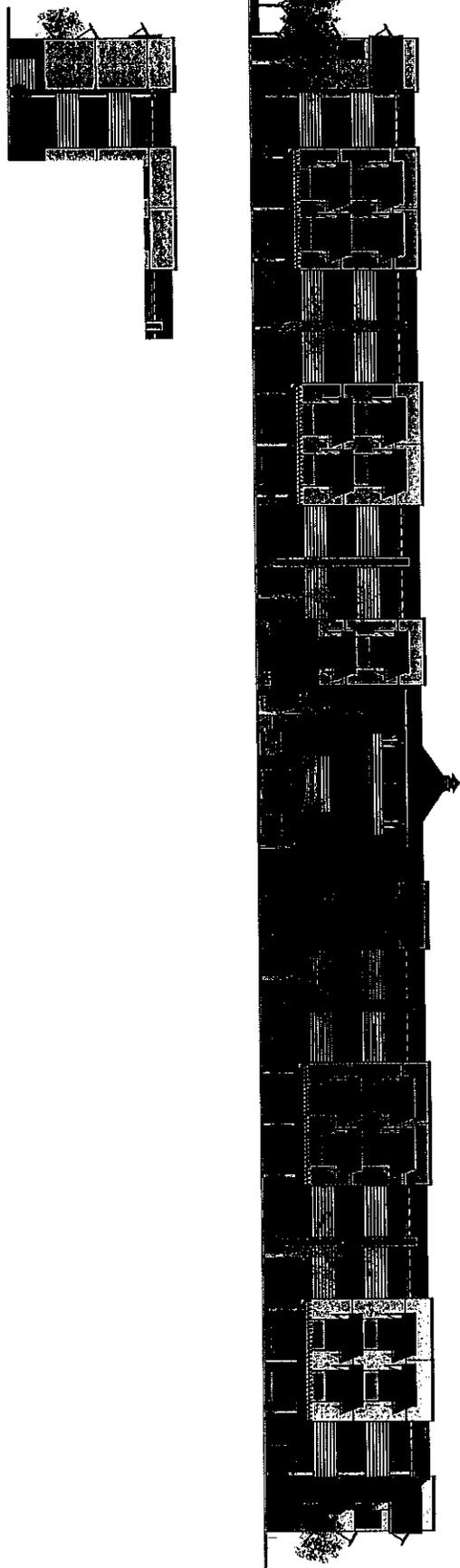
FIRST FLOOR PLAN

YMAA ARCHITECTS
147 EAST BAKER STREET, WINTERS, CALIFORNIA 95251
TEL: 209/837-1111
FAX: 209/837-1112
WWW.YMAA-ARCHITECTS.COM

WINTERS SENIOR HOUSING
147 East Baker Street, Winters, California

TYPICAL BUILDING FLOOR/ROOF PLANS

A2
DEC 06/13/2014





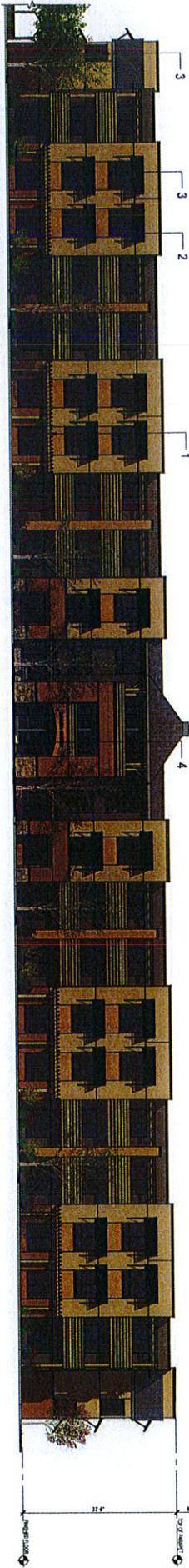
COMMUNITY BUILDING - EAST ELEVATION



COMMUNITY BUILDING - WEST ELEVATION



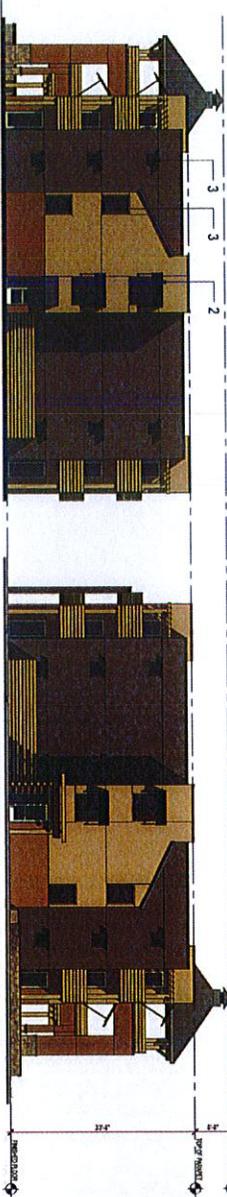
COMMUNITY BUILDING - SOUTH ELEVATION



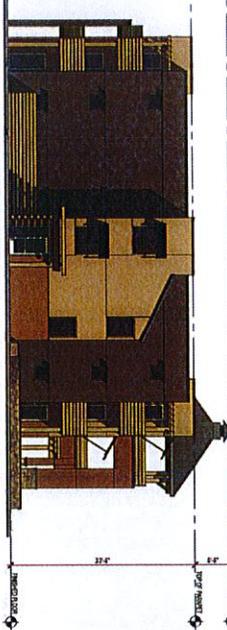
SENIOR RESIDENCE - SOUTH ELEVATION



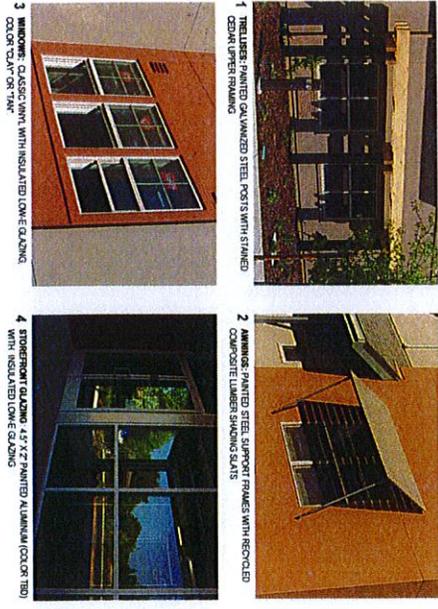
SENIOR RESIDENCE - NORTH ELEVATION



SENIOR RESIDENCE - EAST ELEVATION



SENIOR RESIDENCE - WEST ELEVATION



1 TIMBER-LAMINATED OAK WINDOWED STEEL POSTS WITH STAINED CEDAR UPPER FRAMING

2 ANNULAR-PAINTED STEEL SUPPORT FRAMES WITH RECYCLED COMPOSITE LUMBER SHAMING SLATS

3 WINDOW: GLAZING WITH INSULATED LOW-E GLAZING COLOR CLAY ON TRIM

4 STORAGE WINDOW: 4.5' X 7' PAINTED ALUMINUM (COLOR TINT) WITH INSULATED LOW-E GLAZING

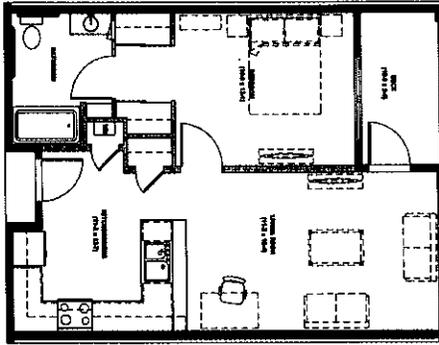
YHIM
ARCHITECTS
2020 Central
Street
Berkeley, CA 94704
916.842.1234

Donus Development
9 Colony Oaks 200
Berkeley, CA 94708

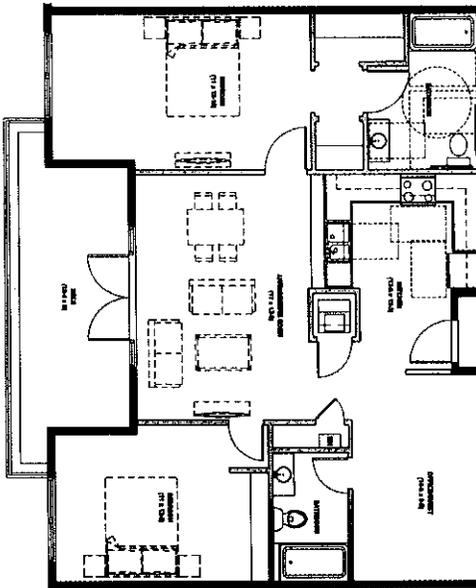
WINTERS SENIOR HOUSING
147 East Baker Street, Winters, California

EXTERIOR ELEVATIONS

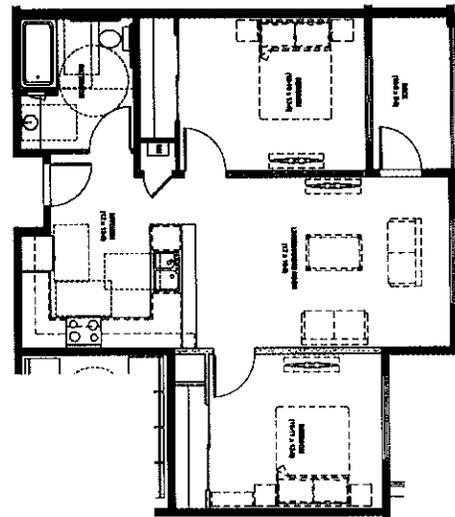
A3
Date: 08-10-2014



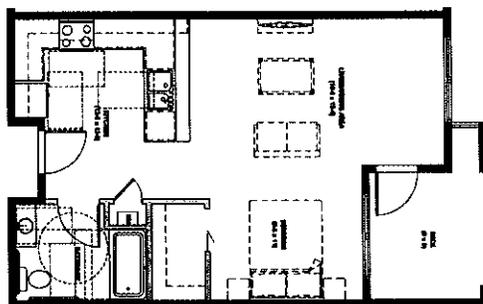
TYPICAL 1 BEDROOM UNIT FLOOR PLAN
 GROSS SQ. FT. = 837
 NET SQ. FT. = 814



MANAGER 2+ BEDROOM UNIT FLOOR PLAN
 GROSS SQ. FT. = 1178
 NET SQ. FT. = 1151



TYPICAL 2 BEDROOM UNIT FLOOR PLAN
 GROSS SQ. FT. = 974
 NET SQ. FT. = 910



TYPICAL STUDIO UNIT FLOOR PLAN
 GROSS SQ. FT. = 597
 NET SQ. FT. = 543





CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: June 17, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
SUBJECT: City of Winters 2014-2015 and 2015-2016 Budget

RECOMMENDATION:

City Council adopt Resolution 2014-20 A Resolution of the City of Winters Approving and Adopting a Budget of Estimated Expenditures for Fiscal Years 2014-2015 and 2015-2016.

BACKGROUND:

The City of Winters is required to adopt a budget each fiscal year. This budget is the third two year budget for the City of Winters. The two year budget expands our financial viewpoint and helps prepare for ongoing fiscal issues facing the City of Winters.

Staff has held budget planning meetings, budget review meetings and staff has held a public workshop with the City Council in the preparation of this budget. This budget includes some increases in revenues and expenditures in most areas throughout the budget. The General Fund has seen growth in revenues with the opening of both the AMPM Burger King and the Taco Bell located by I-505. Additional revenue growth is anticipated through the implementation of various economic development projects as well as the anticipation of the building of some single family homes within the next two years.

Although we have increased our revenues, we are still working on the structure of our financial position. The General Fund is projected to use fund balance for both 2014-2015 (\$76,030) and 2015-2016 (169,049). The housing and economic development projects should provide some on-going revenues to allow us to return to the current expenditures being paid with current revenues in the future. Attached are the estimated financial sources and uses for the 2014-2016 budget. The budget document will be completed before the end of June 2014.

FISCAL IMPACT:

The budget gives hiring and spending authority to staff for the Fiscal Years 2014-2015 and 2015-2016.

**CITY COUNCIL
RESOLUTION 2014-20**

A RESOLUTION OF THE CITY OF WINTERS RESCINDING RESOLUTION APPROVING AND ADOPTING A BUDGET OF ESTIMATED EXPENDITURES FOR FISCAL YEARS 2014-2015 AND 2015-2016.

WHEREAS, every local agency is required to adopt a budget for the subsequent fiscal year for estimated revenues and expenditures; and

WHEREAS, every local governmental agency shall file with the county auditor of the county in which the agency conducts its principal operations, a budget for the fiscal year then in progress; and

WHEREAS, the City of Winters has determined that a 2 year budget is appropriate for the City to prudently plan it's financial future; and

WHEREAS, the City Council and Staff members have thoroughly reviewed and analyzed the proposed budget in order to determine the needs of the City of Winters;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters that:

A budget for the Fiscal Year 2014-2015 and 2015-2016, a copy of which is on file in the City Clerk's Office, is hereby adopted for the City of Winters as follows;

Section 1. For the Fiscal Year 2014-2015, General Fund estimated revenues of \$4,158,525, use of available fund balance of \$76,030, for a total source of funds of \$4,234,555 and total appropriations of \$4,234,555.

For the Fiscal Year 2015-2016, General Fund estimated revenues of \$4,141,976, use of available fund balance of \$169,049, for a total source of funds of \$4,311,025 and total appropriations of \$4,311,025.

Section 2. For the Fiscal Year 2014-2015, Special Revenues Funds estimated revenues of \$3,705,810 use of available fund balance of \$421,953 for a total source of funds of \$4,127,763, and total appropriations of \$3,777,088.

For the Fiscal Year 2015-2016, Special Revenues Funds estimated revenues of \$1,176,025, use of available fund balance of \$13,768 for a total source of funds of \$1,189,793 and total appropriations of \$1,065,994.

Section 3. For Fiscal Year 2014-2015 Capital Revenue Funds estimated revenues of \$3,605,544, use of available fund balance of \$355,023 for total source of funds of \$3,960,567 and total appropriations of \$755,352.

For Fiscal Year 2015-2016 Capital Revenue Funds estimated revenues of \$1,964,480, use of available fund balance of 8,877 for total source of funds of \$1,973,357 and total appropriations of \$841,684.

Section 4. For Fiscal Year 2014-2015 Water O & M Fund estimated revenues of \$1,485,000 use of available fund balance of \$108,989 for total source of funds of \$1,593,989 and total expenses of \$1,533,238.

For Fiscal Year 2015-2016 Water O & M Fund estimate estimated revenues of \$1,492,844, use of available fund balance of \$109,674 for total source of funds of \$1,602,518 and total expenses of 1,542,576.

Section 5. For Fiscal Year 2014-2015 Sewer O & M estimated revenues of \$1,810,548 use of available fund balance of \$913,667 for a total source of funds of \$2,724,215 and total expenses of \$2,724,215.

For Fiscal Year 2015-2016 Sewer O & M estimated revenues of \$1,826,981, use of available fund balance of \$167,293 for a total source of funds of \$1,994,274 and total expenses of \$1,994,274.

Section 6. For Fiscal Year 2014-2015 Successor Agency to the Dissolved Winters Community Development Agency estimated revenues of \$1,308,420 use of available fund balance of \$-0- for a total source of funds of \$1,308,420 and total expenditures of \$1,308,420.

For Fiscal Year 2015-2016 Successor Agency to the Dissolved Winters Community Development Agency estimated revenues of \$1,256,165 use of available fund balance of \$-0- for a total source of funds of \$1,256,165 and total expenditures of \$1,256,165.

Section 7. For Fiscal Year 2014-2015 Winters Housing Fund estimated revenues of \$-0- use of available fund balance of \$-0- for a total source of funds of \$-0- and total expenditures of \$-0-.

For Fiscal Year 2015-2016 Successor Agency to the Dissolved Winters Community Development Agency estimated revenues of \$-0- use of available fund balance of \$-0- for a total source of funds of \$-0- and total expenditures of \$-0-.

PASSED AND ADOPTED by the City of Winters this 17th day of June 2014 by the following vote:

AYES;
NOES;
ABSTAIN;
ABSENT;

Cecilia Aguiar-Curry, Mayor

ATTEST:

Nanci G. Mills, City Clerk

**Enterprise Funds
2010-2014 Summary of Estimated Revenues, Expenses
and Changes in Retained Earnings**

(For Budgetary Purposes Only)

	Water Fund			
	2011-2012 Actual	2012-2013 Actual	2013-2014 Estimate	2014-2015 Budget
Operating Revenues				2015-2016 Budget
Charges for Services	\$ 1,034,374	\$ 1,179,192	\$ 1,202,207	\$ 1,387,434
Other Revenues	1,269,633	89,087	70,744	85,566
Total Operating Revenues	\$ 2,304,007	\$ 1,268,280	\$ 1,272,951	\$ 1,473,000
Operating Expenses				
Allocated Cost	\$ 470,178	\$ 2,106,217	\$ 515,439	\$ 632,056
Salaries and Benefits	251,619	227,497	230,710	331,443
Contractual Services	2,160	1,747	-	2,000
Professional Services	19,247	29,126	23,778	53,375
Supplies and Material	19,565	20,526	20,800	25,465
Equipment Leases	-	-	-	-
Utilities	107,429	130,121	128,177	106,008
Insurance	-	-	-	-
Other Operating Expenses	71,726	67,848	78,886	113,247
Depreciation	99,846	103,262	-	-
Capital Projects	-	-	-	25,000
Total Operating Expenses	\$ 1,041,770	\$ 2,686,344	\$ 997,791	\$ 1,288,595
Operating Income (Loss)	\$ 1,262,237	\$ (1,418,065)	\$ 275,160	\$ 184,406
Non-Operating Revenues(Expenses)	(168,540)	(159,599)	(109,603)	(244,643)
Income(Loss) before Operating Transfers	\$ 1,093,698	\$ (1,577,663)	\$ 165,557	\$ (60,237)
Operating Transfers In	770,832	1,500,000	155,044	12,000
Operating Transfers Out	(276,784)	-	(143,044)	-
Net Income(Loss)	\$ 1,587,745	\$ (77,663)	\$ 177,557	\$ (48,237)
Retained Earnings July 1	1,485,955	3,073,700	\$ 2,996,037	\$ 3,173,594
Adjustments	-	-	-	-
Retained Earnings June 30	\$ 3,073,700	\$ 2,996,037	\$ 3,173,594	\$ 3,125,357
				\$ 3,075,626

Total Enterprise Funds

	2011-2012		2012-2013		2013-2014		2014-2015		2015-2016	
	Actual	Budget	Actual	Estimate	Actual	Budget	Estimate	Budget	Budget	Budget
\$	2,634,140		\$ 2,740,077	\$ 2,872,207	\$ 3,147,761		\$ 3,161,164			
	1,435,189		95,047	73,020	105,787		116,661			
\$	<u>4,069,329</u>		<u>2,835,124</u>	<u>2,945,227</u>	<u>3,253,548</u>		<u>3,277,825</u>			
\$	807,901		\$ 2,532,545	\$ 951,542	\$ 1,169,588		\$ 1,195,179			
	300,798		338,197	401,444	664,692		796,592			
	427,770		355,069	418,236	199,354		7,000			
	84,246		82,931	73,269	142,052		142,052			
	43,105		30,253	26,800	50,465		49,465			
\$	<u>326,560</u>		<u>266,031</u>	<u>249,571</u>	<u>256,008</u>		<u>256,008</u>			
	146,951		106,712	127,623	257,295		253,920			
	198,440		229,154	-	-		-			
	27,705		13,940	180,000	984,590		300,000			
\$	<u>2,363,476</u>		<u>3,954,831</u>	<u>2,428,486</u>	<u>3,724,044</u>		<u>3,000,216</u>			
\$	1,705,854		\$(1,119,708)	\$ 516,741	\$ (470,496)		\$ 277,609			
\$	1,251,005		\$(1,468,859)	\$ 182,869	\$ (1,003,904)		\$ (259,024)			
	778,748		1,500,000	162,961	42,000		42,000			
	(284,701)		(263,557)	(159,845)	-		-			
\$	<u>1,745,052</u>		<u>(232,416)</u>	<u>185,985</u>	<u>(961,904)</u>		<u>(217,024)</u>			
	2,557,531		4,302,583	4,070,167	4,256,152		3,294,248			
\$	<u>4,302,583</u>		<u>4,070,167</u>	<u>4,256,152</u>	<u>3,294,248</u>		<u>3,077,224</u>			

Sewer Fund

	2011-2012		2012-2013		2013-2014		2014-2015		2015-2016	
	Actual	Budget	Actual	Estimate	Actual	Budget	Estimate	Budget	Budget	Budget
\$	1,599,766		\$ 1,560,885	\$ 1,670,000	\$ 1,771,079		\$ 1,771,079			
	165,556		5,959	2,276	25,902		25,902			
\$	<u>1,765,322</u>		<u>1,566,844</u>	<u>1,672,276</u>	<u>1,796,981</u>		<u>1,796,981</u>			
\$	337,723		\$ 426,328	\$ 436,103	\$ 547,956		\$ 547,956			
	49,178		110,700	170,734	333,249		446,069			
	425,610		353,322	418,236	197,354		5,000			
	64,999		53,805	49,491	88,677		88,677			
	23,540		9,727	6,000	24,000		24,000			
\$	<u>219,131</u>		<u>135,910</u>	<u>121,394</u>	<u>150,000</u>		<u>150,000</u>			
	75,225		38,865	48,737	142,448		142,448			
	98,594		125,891	-	-		-			
	27,705		13,940	180,000	959,590		300,000			
\$	<u>1,321,706</u>		<u>1,268,487</u>	<u>1,430,695</u>	<u>1,704,150</u>		<u>1,704,150</u>			
\$	443,617		\$ 298,357	\$ 241,581	\$ (654,902)		\$ 92,831			
	(286,310)		(189,553)	(224,269)	(288,766)		(290,124)			
\$	157,307		\$ 108,805	\$ 17,312	\$ (943,667)		\$ (197,293)			
	7,917		-	7,917	30,000		30,000			
	(7,917)		(263,557)	(16,801)	-		-			
\$	<u>157,307</u>		<u>(154,752)</u>	<u>8,428</u>	<u>(913,667)</u>		<u>(167,293)</u>			
	1,071,576		1,228,883	1,074,130	1,082,558		168,891			
\$	<u>1,228,883</u>		<u>1,074,130</u>	<u>1,082,558</u>	<u>168,891</u>		<u>1,598</u>			

**Governmental Funds
2011-2016 Summary of Estimated Financial Sources and Uses**
(For Budgetary Purposes Only)

	General Fund					Special Revenue Funds				
	2011-2012 Actual	2012-2013 Actual	2013-2014 Estimate	2014-2015 Budget	2015-2016 Budget	2011-2012 Actual	2012-2013 Actual	2013-2014 Estimate	2014-2015 Budget	2015-2016 Budget
Financial Sources:										
Property Taxes	\$ 646,590	\$ 750,163	\$ 693,387	\$ 716,588	\$ 753,886	\$ 188,776	\$ 196,563	\$ 198,166	\$ 198,166	\$ 200,186
Property Tax in Lieu of VLF	445,184	444,463	461,069	467,386	476,733					
Property Taxes in Lieu of Sales Tax	94,279	124,584	129,086	143,238	143,238					
Sales and Use Taxes	374,975	381,045	432,353	450,493	602,133	446,517	516,765	545,755	530,386	533,854
Other Taxes	1,238,547	1,305,954	1,267,471	1,290,211	1,308,308					
Service Charges	109,059	118,980	113,652	285,129	246,887	21,151	16,558	6,400	6,000	6,000
Fines and Penalties						45,061	52,204	43,238	39,685	39,688
Rents and Concessions	47,825	65,074	67,415	60,000	60,000	2,209,298	1,523,907	2,389,466	2,733,310	232,054
Interest	1,957	8,361	1,400	3,000	3,000	680,652	68,698	168,853	93,983	93,984
Licenses and Permits	73,794	118,126	95,390	388,043	330,869	\$ 3,591,456	\$ 2,374,693	\$ 3,351,879	\$ 3,601,530	\$ 1,105,766
Grants	4,974	3,724	2,000	5,000	5,000					
Impact Fees										
All other Revenues	389,278	312,095	295,917	332,837	338,579					
Total Estimated Financial Sources	\$ 3,426,462	\$ 3,632,571	\$ 3,559,120	\$ 4,141,925	\$ 4,125,376	\$ 2,322,374	\$ 2,732,367	\$ 2,387,454	\$ 3,751,960	\$ 1,040,866
Expenditures										
General Government	\$ 234,084	\$ 326,592	\$ 327,367	\$ 258,995	\$ 265,709	\$ 95,549	\$ 147,641	\$ 106,398	\$ 79,068	\$ 77,664
Public Safety	1,864,313	1,921,153	1,931,801	2,153,830	2,221,713	5,278	28,775	485,183	8,000	8,000
Fire Protection	784,718	726,386	692,509	767,713	789,391	20,841	8,421	5,000	5,000	5,000
Public Works	259,191	268,648	274,583	381,021	347,266	1,515,474	1,808,392	882,397	3,027,585	542,300
Streets and Transportation						174,296	91,956	2,468	200	200
Community Development	491,543	420,495	385,767	460,162	474,721	269,711	411,097	680,738	469,722	245,317
Debt Service						241,224	236,085	225,270	162,385	162,385
Parks										
Recreation	171,172	157,539	151,027	212,834	212,225					
Total Budget	\$ 3,805,022	\$ 3,820,815	\$ 3,763,054	\$ 4,234,555	\$ 4,311,025	\$ 2,322,374	\$ 2,732,367	\$ 2,387,454	\$ 3,751,960	\$ 1,040,866
General Contingencies and Reserves										
Total Use of Resources	\$ (378,559)	\$ (188,244)	\$ (203,933)	\$ (92,629)	\$ (185,649)	\$ 1,269,082	\$ (357,673)	\$ 964,424	\$ (150,430)	\$ 64,901
Net Increase (Decrease) in Fund Balance	1,455,304	1,102,536	1,035,365	833,232	757,203	1,402,648	(1,821,802)	2,631,125	3,643,094	3,571,816
Fund Balance July 1										
Adjustments	25,791	121,073	1,800	16,600	16,600	151,152	5,142,323	91,545	104,280	70,259
Transfers In						(4,644,685)	(331,722)	(44,001)	(25,128)	(25,128)
Transfers Out										
Fund Balance June 30	\$ 1,102,536	\$ 1,035,365	\$ 833,232	\$ 757,203	\$ 588,154	\$ (1,821,802)	\$ 2,631,125	\$ 3,643,094	\$ 3,571,816	\$ 3,681,847

Debt Service Funds				Capital Funds				Total Governmental Funds						
2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Actual	Actual	Estimate	Budget	Budget	Actual	Actual	Estimate	Budget	Budget	Actual	Actual	Estimate	Budget	Budget
211	172	148	148	148	-	20,373	8,815	8,099	8,099	727	12,679	8,815	8,099	8,099
					533,188	493,397	157,654	59,933	96,139	161,443	1,620,898	2,254	3,332,226	1,620,898
					172	148	148	148	148	1603,118	874,190	622,424	486,753	528,702
					554,288	667,519	168,723	3,400,258	1,725,137	7,572,417	6,674,955	7,079,870	11,143,862	6,956,427
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
0	0	0	0	0	37,185	96,604	113,838	255,475	8,180	271,269	423,196	441,204	514,470	273,889
					51,182	39,481	29,716	-	-	2,011,045	2,108,275	2,067,915	2,232,888	2,299,377
					15,722	12,046	-	155,429	-	805,718	787,207	1,177,693	931,142	797,391
					4,366,861	526,498	7,014	180,000	-	4,646,893	803,567	286,598	566,021	352,266
					509,646	105,476	21,914	100,000	735,000	2,025,121	1,913,868	904,311	3,127,585	1,277,300
					-	1,211	-	-	-	665,839	513,662	388,235	480,362	474,921
					264,818	644,205	188,579	9,500	9,500	534,528	1,055,302	869,317	479,222	254,817
					-	-	-	-	-	412,396	393,625	376,296	375,218	374,610
					5,245,414	1,425,521	361,061	700,404	752,680	11,372,809	7,978,703	6,511,569	8,686,918	6,104,571
					5,245,414	1,425,521	361,061	700,404	752,680	11,372,809	7,978,703	6,511,569	8,686,918	6,104,571
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
211	172	148	148	148	(4,691,126)	(758,002)	(192,338)	2,699,855	972,457	(3,600,392)	(1,303,747)	588,301	2,456,943	851,857
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
55,756	55,968	56,140	56,288	56,436	12,226,171	7,535,046	6,967,357	6,983,554	9,833,747	15,139,880	6,871,747	10,689,987	11,516,167	14,219,201
					-	190,314	208,535	205,286	239,343	176,944	5,453,710	301,880	326,166	326,202
					-	-	-	(54,948)	(89,004)	(4,644,685)	(331,722)	(44,001)	(80,076)	(114,132)
					7,535,046	6,967,357	6,983,554	9,833,747	10,956,543	6,871,747	10,689,987	11,516,167	14,219,201	15,283,127
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: June 17, 2014
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk *Nanci*
THROUGH: John W. Donlevy, Jr., City Manager
SUBJECT: Designation of a Voting Delegate and Alternates for the League of California Cities Annual Conference

RECOMMENDATION: That the Council designate a voting delegate and up to two alternates to vote at the Annual Business Meeting at the League of California Cities Annual Conference.

BACKGROUND: An Annual Business Meeting is held as part of the League of California Cities Annual Conference each year to consider and take action on resolutions that establish League policy. This year the business meeting will take place at noon on Friday, September 5, 2014 at the conference in Los Angeles.

The League's bylaws require that the Council take action to designate the voting delegate and the alternates. It is also required that the voting delegate and alternates be registered to attend the conference.

FISCAL IMPACT:
None.



1400 K Street, Suite 400 • Sacramento, California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

Council Action Advised by July 31, 2014

May 1, 2014

TO: Mayors, City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference – September 3 - 5, Los Angeles**

The League's 2014 Annual Conference is scheduled for September 3 - 5 in Los Angeles. An important part of the Annual Conference is the Annual Business Meeting (*at the General Assembly*), scheduled for noon on Friday, September 5, at the Los Angeles Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, August 15, 2014. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one voter must be present at the

-over-

Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Los Angeles Convention Center, will be open at the following times: Wednesday, September 3, 9:00 a.m. – 5:30 p.m.; Thursday, September 4, 7:00 a.m. – 4:00 p.m.; and Friday, September 5, 7:30–10:00 a.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League office by Friday, August 15. If you have questions, please call Karen Durham at (916) 658-8262.

Attachments:

- 2014 Annual Conference Voting Procedures
- Voting Delegate/Alternate Form



1400 K Street, Suite 400 • Sacramento, California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

Annual Conference Voting Procedures 2014 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

**2014 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to the League office by Friday, August 15, 2014. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ E-mail _____

Mayor or City Clerk _____ Phone: _____
(circle one) (signature)

Date: _____

Please complete and return by Friday, August 15, 2014

League of California Cities
ATTN: Karen Durham
1400 K Street, 4th Floor
Sacramento, CA 95814

FAX: (916) 658-8220
E-mail: kdurham@cacities.org
(916) 658-8262



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE: June 17, 2014

THROUGH: John W. Donlevy, Jr., City Manager

FROM: Nanci G. Mills, Director of Administrative Services

SUBJECT: Councilmember Liaison Assignments

RECOMMENDATION: Council Members review the current liaison assignments and make changes as necessary.

BACKGROUND: The June 3, 2014 election brought about a change to the Council. In light of these changes, it is necessary to periodically update the liaison assignments.

FISCAL IMPACT: None



Council Member	2012/2014 Liaison & Committee Assignment
Harold Anderson	City of Winters Economic Development City of Winters Park Commission City of Winters Public Finance Authority City of Winters Successor Agency Community Choice Aggregation (CCA) Committee (Primary) LAFCO City Representative (Alternate) League of California Cities (Alternate) Lower Putah Creek Coordinating Committee (Primary) Oversight Board to the City of Winters Successor Agency to City CDA Sacramento Area Council of Governments (SACOG) (Alternate) Winters Affordable Housing Steering Committee (Primary) Winters Economic Development Committee (Alternate) Winters Putah Creek Committee Yolo County Transportation District (Primary) Yolo Leaders Yolo-Solano Air Quality Management District (Primary)
Wade Cowan	Chamber of Commerce Representative (primary) City of Winters Economic Development Committee City of Winters Park Commission City of Winters Successor Agency City/WJUSD 2x3 Hispanic Advisory Committee (Alternate) Planning Commission Liaison (Primary) Planning Commission Selection Committee Remote Access Network (RAN) Winters Affordable Housing Steering Committee Winters Economic Development Committee (Alternate) Winters Fire Board - Primary Winters Public Finance Authority Yolo County Visitor Bureau Representative (Primary) Yolo Leaders
Woody Fridae	City of Winters Successor Agency City/County 2x2 Community Choice Aggregation(CAA) Committee (Alternate) Solano Community College (Primary) Sustainability Committee (E.A.R.T.H.) Primary Winters Public Finance Authority Yolo County Transportation District (Alternate) Yolo Leaders Yolo Natural Heritage Program (Primary)

Cecilia Aguiar-Curry	City of Winters Successor Agency City Selection Committee (Chair) City/County 2x2 Hispanic Advisory Committee (Primary) League of California Cities (Primary) Local Agency Formation Commission-LAFCO (Primary/Alternate) New Hope Community Development Corporation (Vice Chair) Sacramento Area Council of Governments (SACOG) (Primary) TenYear Plan to End Homelessness Executive Committee (Chair) Water Resources Association Board Member (Primary/Vice Chair) Winters Economic Development Committee (Primary) Winters Fire Board - Alternate Winters Public Finance Authority Yolo County Childrens Alliance Yolo County Housing Authority Board of Commissioners (Vice Chair) Yolo Leaders
Bruce Guelden	Chamber of Commerce (Alternate) City/WJUSD 2X3 Lower Putah Creek Coordinating Committee (Alternate) Planning Commission Selection Committee Sustainability Committee (E.A.R.T.H) - Alternate Winters Economic Development Committee Winters Fire Board - Primary Winters Public Finance Authority Yolo County Visitor Bureau Representative (Alternate) Yolo Leaders Yolo Natural Heritage Program (Alternate) Yolo-Solano Air Quality Management District (Alternate)
City Manager John W. Donlevy, Jr.	League Annual Conference Committee 2013 League City Manager's Department Executive Board SACOG City Manager's Committee SACOG Redevelopment Alternatives Committee SACOG Shared Services Committee Yolo EMS Subcommittee Yolo Finance Committee on Redevelopment and HCP Co-Chair Yolo HCP Management Committee Yolo Manager's Group, Chair



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers

DATE : June 17, 2014

THROUGH: John W. Donlevy, Jr., City Manager

FROM: Nanci G. Mills, Director of Administrative Services/City Clerk *Nanci*

SUBJECT: Planning Commission Vacancy

RECOMMENDATION:

Staff respectfully recommends that the City Council give staff direction on what method to use in moving forward to fill Planning Commission vacancy with the election of Pierre Neu to City Council.

BACKGROUND:

Several options could be:

1. Select two Council Members to serve on the Interview and Selection Committee and come back to Council with recommendation.
2. Make an appointment of someone.
3. Direct City Clerk to prepare a notice and advertise in the newspaper that we are accepting applications to fill a planning commission vacancy.
4. Staff could make contact with applicants from the last selection to see if they are still interested.
5. Leave seat vacant until July 1, 2017 when term expires or in 2015 when you have three other commissioner terms expiring.

FISCAL IMPACT:

None



Severn Trent Services

402 N Neely Street

Gilbert, AZ 85223

United States

June 12, 2014

HAND DELIVERED

Mr. John W. Donlevy, Jr.
City Manager
City of Winters
318 1st Street
Winters, CA 96594

RE: LETTER OF INTENT/RENEWAL OF CONTRACT SERVICES

Dear John:

I truly appreciate the opportunity to meet with you and Carol Scianna today and to discuss the services that we currently provide to the City of Winters. Please consider this letter as our initial response regarding our intention to promptly provide to you a proposal that outlines the terms and conditions, scope of work, additional value added and service fee under a new contract with Severn Trent.

We wanted to meet with you today in order to first receive your feedback regarding our existing services. We earnestly wish to ensure that Severn Trent is not only meeting, but exceeding each and every one of your expectations. Based on that feedback regarding the services going forward, we are in a position to provide you with a fully responsive proposal detailing how our renewal would function. This approach will be consistent with the theme you emphasized, "*ongoing improvement in our operations and service.*"

Severn Trent will expedite the preparation of a proposal to you and your staff thereby providing you the ability to analyze the value added in retaining our services. We have some ideas regarding ways to structure the contract that will ensure Severn Trent fulfills all of the City's expectations. This proposal can be completed and provided to you in advance of your next scheduled council meeting.

Thank you for your consideration of our request.

Respectfully,

A handwritten signature in black ink, appearing to read "Fred Kriess", with a long, sweeping underline.

Fred Kriess
Regional General Manager
Severn Trent Services



**CITY COUNCIL, ACTING AS SUCCESSOR AGENCY
TO THE DISSOLVED COMMUNITY DEVELOPMENT AGENCY
STAFF REPORT**

TO: Honorable Chair and Board Members
DATE: June 17, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Dan Maguire, Economic Development and Housing Manager *DM*
SUBJECT: Successor Agency/Domus Development Purchase and Sale Agreements

RECOMMENDATIONS:

Staff recommends that the City Council acting as Successor Agency to the Dissolved Community Development Agency: (1) Hold a Public Hearing regarding Approval of City Sale of Portions of Real Property as follows: Grant Avenue Commercial Property (APN #'s 003-370-028, 003-370-029, and 003-370-030), (2) Approve the Sale of Portions of the Grant Avenue Commercial Property (APN #'s 003-370-028, 003-370-029, & 003-370-030) to Domus Development, (3) adopt Resolution SA-2014-05 and (4) authorize the Executive Director to execute Purchase and Sale Agreement with Domus Development.

BACKGROUND:

In May 2009, the Winters CDA ("Redevelopment Agency") purchased the Grant Avenue lot on the south side of Grant Avenue between East Street and Morgan Street formerly known as Granite Bay Commercial. The CDA subsequently authorized the issuance of an RFP for potential developers to offer proposals for development of the site. Although the CDA did enter into an Exclusive Negotiation Agreement ("ENA") with the Yackzan Group, that ENA did not result in any development on the property.

In March 2011, the City Council adopted Resolution 2011-15 approving a Purchase and Sale Agreement with the Winters CDA with respect to the property. The Resolution laid out the findings for the transfer of this property in consideration of the debt owed to the City by the Winters CDA, and authorized staff to contract with Bartholomew and Associates to have the property appraised to determine fair market value. The appraised value for the 4.5 acre property was determined to be \$980,000 as of the date of the appraisal. This appraised value calculates to approximately \$4.97 per square

foot. The Department of Finance subsequently advised the City and Successor Agency the property transfer was not approved/allowed, so the City transferred ownership to the Successor Agency

The City and Successor Agency have continued to pursue mixed use development on the property, consistent with the original intent of the acquisition. The offer price of \$5.00 per square foot is more than the original acquisition price, and also greater than the most recent appraisal price. The property is being purchased for the development of a Senior Multifamily project in support of Affordable Housing. Domus is one of the premier affordable housing developers in California. Domus was selected to develop the senior housing project on the property as a result of a Request for Proposal ("RFP") selection process earlier this year. Approval and execution of the Purchase and Sale agreement is necessary to convey Site Control to the developer. Site control is a requirement for the project to be considered for a HOME grant under the 2014 HOME NOFA.

FISCAL IMPACTS:

The City's costs associated with selling the properties are to-be-determined; however, at the proposed sales prices, the City stands to realize \$326,700 from the transaction, with the proceeds to be allocated to the local taxing agencies as prescribed by law.

ATTACHMENTS:

Resolution SA-2014-05

City, as Successor Agency, and Domus Development Purchase and Sales Agreement

RESOLUTION No. SA-2014-05

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED WINTERS COMMUNITY DEVELOPMENT AGENCY APPROVING THE REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BY AND BETWEEN THE CITY OF WINTERS AND DOMUS DEVELOPMENT, LLC

WHEREAS, pursuant to the Community Development Law (the “CRL”) (Health and Safety Code Sections 33000 et seq.), the City Council of the City of Winters (“City”) created the Winters Community Development Agency (“Redevelopment Agency”); and

WHEREAS, in May 2009, the Winters CDA (“Redevelopment Agency”) purchased the Grant Avenue lot on the south side of Grant Avenue between East Street and Morgan Street formerly known as Granite Bay Commercial (APNs: 003-370-028, 029 and 030). The CDA subsequently authorized the issuance of an RFP for potential developers to offer proposals for development of the site. Although the CDA did enter into an Exclusive Negotiation Agreement (“ENA”) with the Yackzan Group, that ENA did not result in any development on the property; and

WHEREAS, as part of the Fiscal Year 2011-2012 State budget bill, the California state legislature enacted, and the Governor signed, Assembly Bill X1 26 (“AB 26”), which added Parts 1.8 and 1.85 to the CRL, and which laws caused the dissolution and winding down of all redevelopment agencies in California (the “Dissolution Act”); and

WHEREAS, on December 29, 2011, in the case of California Redevelopment Association v. Matosantos, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of February 1, 2012 under the dates in the Dissolution Act that were reformed and extended thereby; and

WHEREAS, by Resolution considered and approved by the City Council in 2012, the City elected to become and serve as the successor agency to the Redevelopment Agency (the “Successor Agency”), with the responsibility to wind down the affairs of the Redevelopment Agency and dispose of its assets under the direction of an oversight board (the “Oversight Board”); and

WHEREAS, as of February 1, 2012, the Redevelopment Agency dissolved and the Successor Agency became operational; and

WHEREAS, AB 26 was amended by the State Legislature in June, 2012, pursuant to Assembly Bill 1484 (“AB 1484”) to provide new requirements and clarification of prior requirements to wind down the affairs of the dissolved Redevelopment Agency; and

WHEREAS, the Successor Agency has authority to sell assets of the former Redevelopment Agency pursuant to the requirements of AB 26 and AB 1484; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to submit the Property Management Plan to the Successor Agency's oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency has received a Finding of Completion from the Department of Finance and its Property Management Plan has been approved by the Oversight Board and the Department of Finance for approval; and

WHEREAS, the Property Management Plan contemplates that the property be sold to for the development of a senior multi-family affordable housing development; and

WHEREAS, at the April 1, 2014 City Council meeting, the City Council authorized the City Manager to execute a Exclusive Negotiation Agreement ("ENA") with Domus Development for residential development on a portion of the property, consistent with the original intent of the acquisition. The Agreement allowed for up to 120 days for Domus to complete their due diligence review, with the ENA to result in an agreement for the development of affordable senior multi-family housing; and

WHEREAS, in furtherance of its Property Management Plan, the Successor Agency desires to enter into a Purchase and Sale Agreement with Domus Development LLC to allow for the development of an affordable senior multi-family development on the property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE FORMER WINTERS COMMUNITY DEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The Successor Agency to the dissolved Winters Community Development Agency determines that the proposed Purchase and Sale Contract qualifies as a governmental funding mechanism pursuant to 14 CCR section 15378 which does not involve a commitment to any specific project which may result in a potentially significant environmental impact. As such the Purchase and Sale Agreement does not qualify as a project for purposes of the California Environmental Quality Act. The City Clerk is authorized and directed to file a Notice of Exemption with the appropriate official of the County of Yolo, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Purchase and Sale Agreement. The Successor Agency hereby approves the Real Property Purchase And Sale Agreement and Joint Escrow Instructions by and between the City of Winters and Domus Development LLC, in substantially the form currently on file with the City Clerk. The City Manager is authorized to make revisions to the

form of the Agreement, with concurrence from the City Attorney, provided that the price and terms of payment for the property do not change.

Section 4. Authorization to Take Action. The Successor Agency to the dissolved Winters Community Development Agency hereby authorizes and directs the City Manager to take all actions and do all things required by or necessary and proper to perform and carry out the proposed Purchase and Sale Agreement, at fair market value, and to execute and deliver all certifications agreements and other documents necessary or required under the Purchase and Sale Agreement. Furthermore, the City Manager is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding including submitting the Purchase and Sale Agreement to the Successor Agency's oversight board for approval.

Section 5. Certification. The City Clerk shall certify to the adoption of this Resolution.

Section 6. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Successor Agency to the dissolved Winters Community Development Agency on the 17th day of June, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Woody Fridae, Agency Chair

Nanci G. Mills, Agency Secretary

**REAL PROPERTY PURCHASE AND SALE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS
(Portion of Grant Avenue Commercial Property – Domus Development)**

by and between the

CITY OF WINTERS, a municipal corporation,

**acting as SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY
DEVELOPMENT AGENCY**

and

DOMUS DEVELOPMENT, LLC

[Dated as of _____, 2014, for reference purposes only]

**REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW
INSTRUCTIONS
(Portion of Grant Avenue Commercial Property – Domus Development)**

This REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (Portion of Grant Avenue Commercial Property) (“**Agreement**”) is dated as of June 17, 2014, for reference purposes only, and is entered into by and between the CITY OF WINTERS, a municipal corporation acting as SUCCESSOR AGENCY TO THE DISSOLVED WINTERS COMMUNITY DEVELOPMENT AGENCY (“**Seller**” or “**Successor Agency**”), and DOMUS DEVELOPMENT, LLC, a California limited liability company (“**Buyer**”). Seller and Buyer enter into this Agreement with reference to the following recitals of fact (each, a “**Recital**”):

RECITALS

A. The Successor Agency of the City of Winters (“**Successor Agency**”) owns that certain real property constituting approximately 4.522 acres of real property located on East Grant Avenue between Morgan Street and East Street (APNs 003-370-028, -029, 030) (the “**Property**”).

B. Buyer is a reputable and highly successful affordable housing real estate development company, specializing in affordable housing properties. Buyer desires to acquire the southern-most portion of the Property, as more particularly described below (the “**Site**”), for development of a Multifamily project in support of affordable housing to accommodate a senior housing project.

C. Seller and Buyer desire to enter into this Agreement to provide for Buyer’s acquisition of the Site at its “as is” fair market value of the fee simple estate.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS OF SELLER AND BUYER SET FORTH IN THIS AGREEMENT AND OTHER GOOD AND VALUABLE CONSIDERATION, SELLER AND BUYER AGREE, AS FOLLOWS:

TERMS AND CONDITIONS

1. DEFINITIONS

1.1 **Definitions.** The following words, terms and phrases are used in this Agreement with the following meanings, unless the particular context or usage of a word, term or phrase requires another interpretation:

1.1.1 **Agreement.** This Real Property Purchase and Sale Agreement and Joint Escrow Instructions (Portion of Grant Avenue Commercial Property) by and between Seller and Buyer, including all of the attached exhibits.

1.1.2 **Approval.** Any approval, consent, certificate, ruling, authorization or amendment to any of the foregoing, as shall be necessary or appropriate under any Law to complete the purchase and sale of the Site.

1.1.3 **Business Day.** Any weekday on which the Seller is open to conduct regular governmental functions.

1.1.4 **Buyer.** Domus Development LLC, a California limited liability company, and any assignee of or successor to the rights, powers or responsibilities of Domus Development LLC under this Agreement.

1.1.5 **Buyer Title Policy.** A standard CLTA owner's policy of title insurance issued by the Title Company, with coverage in the amount of the Purchase Price, showing title to the Site vested in Buyer, subject to Permitted Exceptions.

1.1.6 **CEQA.** The California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* and implementing regulations contained in Title 14, Chapter 3, Section 15000, *et seq.* of the California Code of Regulations.

1.1.7 **CEQA Documents.** Any exemption determination, any Negative Declaration (mitigated or otherwise) or any Environmental Impact Report (including any addendum or amendment to, or subsequent or supplemental Environmental Impact Report) required or permitted by any Government Agency, pursuant to CEQA, to issue any discretionary Approval required to approve this Agreement.

1.1.8 **City.** The City of Winters, a California municipal corporation.

1.1.9 **City Manager.** The City Manager of Seller or his or her designee or successor in function.

1.1.10 **Claim.** Any claim, loss, cost, damage, expense, liability, lien, action, cause of action (whether in tort, contract, under statute, at law, in equity or otherwise), charge, award, assessment, fine or penalty of any kind (including consultant and expert fees and expenses and investigation costs of whatever kind or nature, and, if an Indemnitor improperly fails to provide a defense for an Indemnitee, then Legal Costs of the Indemnitee) and any judgment.

1.1.11 **Close of Escrow.** The first date on which the Escrow Agent has filed the Seller Deed with the County for recording in the official records of the County.

1.1.12 **County.** The County of Yolo, California.

1.1.13 **Default.** An Escrow Default, a Monetary Default or a Non-Monetary Default.

1.1.14 **Deposit.** Ten Thousand Dollars and No Cents (\$10,000.00).

1.1.15 **Due Diligence Completion Notice.** A written notice from Buyer delivered to both Seller and Escrow Agent, prior to the end of the Due Diligence Period, indicating Buyer's unconditional acceptance of the condition of the Site or indicating Buyer's rejection of the condition of the Site and refusal to accept a conveyance of title to the Site, describing in reasonable detail the actions that Buyer reasonably believes are indicated to allow Buyer to unconditionally accept the condition of the Site.

1.1.16 **Due Diligence Investigations.** Buyer's due diligence investigations of the Site to determine the suitability of the Site, including investigation of the environmental and geotechnical suitability of the Site, as deemed appropriate in the discretion of Buyer, all at the sole cost and expense of Buyer.

1.1.17 **Due Diligence Period.** The time period of one hundred fifty (150) continuous days commencing on the day immediately following the Escrow Opening Date; provided such time period may be extended by an additional thirty (30) days at the option of Buyer, upon Buyer's delivery of written notice to Seller regarding such extension prior to expiration of the initial Due Diligence Period.

1.1.18 **Environmental Claim.** Any and all claims, demands, damages, losses, liabilities, obligations, penalties, fines, actions, causes of action, judgments, suits, proceedings, costs, disbursements or expenses, including Legal Costs and fees and costs of environmental consultants and other experts, and all foreseeable and unforeseeable damages or costs of any kind or of any nature whatsoever, directly or indirectly, relating to or arising from any actual or alleged violation of any Environmental Law or Hazardous Substance Discharge.

1.1.19 **Environmental Laws.** All Federal, State, local (including City) laws, rules, orders, regulations, statutes, ordinances, codes, decrees or requirements of any government authority, now in effect or enacted after the Effective Date, regulating, relating to, or imposing liability or standards of conduct concerning any Hazardous Substance, the regulation or protection of the environment, including ambient air, soil, soil vapor, groundwater, surface water, or land use or pertaining to occupational health or industrial hygiene or occupational or environmental conditions on, under or about the Site, as now or may at any later time be in effect, including the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA") [42 USC Section 9601 *et seq.*]; the Resource Conservation and Recovery Act of 1976 ("RCRA") [42 USC Section 6901 *et seq.*]; the Clean Water Act, also known as the Federal Water Pollution Control Act ("FWPCA") [33 USC Section 1251 *et seq.*]; the Toxic Substances Control Act ("TSCA") [15 USC Section 2601 *et seq.*]; the Hazardous Materials Transportation Act ("HMTA") [49 USC Section 1801 *et seq.*]; the Insecticide, Fungicide, Rodenticide Act [7 USC Section 6901 *et seq.*]; the Clean Air Act [42 USC Section 7401 *et seq.*]; the Safe Drinking Water Act [42 USC Section 300f *et seq.*]; the Solid Waste Disposal Act [42 USC Section 6901 *et seq.*]; the Surface Mining Control and Reclamation Act [30 USC Section 101 *et seq.*]; the Emergency Planning and Community Right to Know Act [42 USC Section 11001 *et seq.*]; the Occupational Safety and Health Act [29 USC Section 655 and 657]; the California Underground Storage of Hazardous Substances Act [California Health & Safety Code Section 25288 *et seq.*]; the California Hazardous Substances Account Act [California Health & Safety Code Section 25300 *et seq.*]; the California Safe Drinking Water and Toxic Enforcement Act [California Health & Safety Code Section 24249.5 *et seq.*]; or the Porter-Cologne Water

Quality Act [California Water Code Section 13000 *et seq.*]; together with any regulations promulgated under the authorities referenced in this Section 1.1.25.

1.1.20 **Escrow.** An escrow, as defined in Civil Code Section 1057 and Financial Code Section 17003(a), that is conducted by the Escrow Agent with respect to the sale of the Site from Seller to Buyer pursuant to this Agreement.

1.1.21 **Escrow Agent.** Placer Title Company, Davis, CA, or such other Person mutually agreed upon in writing by both Seller and Buyer.

1.1.22 **Escrow Closing Date.** The date that is not later than thirty (30) days following Buyer's receipt of a building permit for construction of the Project on the Site (or evidence that City is ready to issue a building permit for development of the Project on the Site upon final payment of all fees required for issuance of such building permit), or such other date mutually agreed upon in writing between the Parties for the Close of Escrow, but in any event not later than December 31, 2015.

1.1.23 **Escrow Closing Statement.** A statement prepared by the Escrow Agent indicating, among other things, the Escrow Agent's estimate of all funds to be deposited or received by Seller or Buyer, respectively, and all charges to be paid by Seller or Buyer, respectively, through the Escrow.

1.1.24 **Escrow Default.** The unexcused failure to submit any document or funds to the Escrow Agent as reasonably necessary to close the Escrow, pursuant to the terms and conditions of this Agreement.

1.1.25 **Escrow Opening Date.** The first date on which a copy of this Agreement, signed by both Seller and Buyer, is deposited with the Escrow Agent, as provided in Section 4.1.

1.1.26 **Event of Default.** The occurrence of any one or more of the following:

(a) *Monetary Default.* A Monetary Default that continues for fifteen (15) calendar days after Notice to the Party in Default, specifying in reasonable detail the amount of money not paid and the nature and calculation of each such amount or the bond, surety or insurance not provided;

(b) *Escrow Closing Default.* An Escrow Default that continues for seven (7) calendar days after Notice to the Party in Default, specifying in reasonable detail the document or funds not submitted;

(c) *Non-Monetary Default.* Any Non-Monetary Default that is not cured within fifteen (15) days after Notice to the Party in Default describing the Non-Monetary Default in reasonable detail. In the case of such a Non-Monetary Default that cannot with reasonable diligence be cured within fifteen (15) days after the effective date of such Notice, an Event of Default shall occur, if the Party in Default does not do all of the following: (a) within fifteen (15) days after Notice of such Non-Monetary Default, advise the other Party of the intention of the Party in Default to take all reasonable steps to cure such Non-Monetary Default;

(b) duly commence such cure within such fifteen (15) day period; and (c) diligently prosecute such cure to completion within a reasonable time under the circumstances.

1.1.27 **FIRPTA Affidavit.** A certification that Seller is not a “foreign person” within the meaning of such term under Section 1445 of the United States Internal Revenue Code.

1.1.28 **Form 593.** A California Franchise Tax Board Form 593-C.

1.1.29 **Government Agency.** Any and all courts, boards, agencies, commissions, offices, or authorities of any nature whatsoever of any governmental unit (Federal, State, County, district, municipal, City or otherwise) whether now or later in existence.

1.1.30 **Hazardous Substance.** Any flammable substance, explosive, radioactive material, asbestos, asbestos-containing material, polychlorinated biphenyl, chemical known to cause cancer or reproductive toxicity, pollutant, contaminant, hazardous waste, medical waste, toxic substance or related material, petroleum, petroleum product and any “hazardous” or “toxic” material, substance or waste that is defined by those or similar terms or is regulated as such under any Law, including any material, substance or waste that is: (a) defined as a “hazardous substance” under Section 311 of the Water Pollution Control Act (33 U.S.C. § 1317), as amended; (b) designated as “hazardous substances” pursuant to 33 U.S.C. § 1321; (c) defined as a “hazardous waste” under Section 1004 of the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901, *et seq.*, as amended; (d) defined as a “hazardous substance” or “hazardous waste” under Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Reauthorization Act of 1986, 42 U.S.C. § 9601, *et seq.*, or any so-called “superfund” or “superlien” law; (e) defined as a “pollutant” or “contaminant” under 42 U.S.C. § 9601(33); (f) defined as “hazardous waste” under 40 C.F.R. Part 260; (g) defined as a “hazardous chemical” under 29 C.F.R. Part 1910; (h) any matter within the definition of “hazardous substance” set forth in 15 U.S.C. § 1262; (i) any matter, waste or substance regulated under the Toxic Substances Control Act (“TSCA”) [15 U.S.C. Sections 2601, *et seq.*]; (j) any matter, waste or substance regulated under the Hazardous Materials Transportation Act, 49 U.S.C. Sections 1801, *et seq.*; (k) those substances listed in the United States Department of Transportation (DOT)Table [49 C.F.R. 172.101]; (l) any matter, waste or substances designated by the EPA, or any successor authority, as a hazardous substance [40 C.F.R. Part 302]; (m) defined as “hazardous waste” in Section 25117 of the California Health and Safety Code; (n) defined as a “hazardous substance” in Section 25316 of the California Health and Safety Code; (o) subject to any other Law regulating, relating to or imposing obligations, liability or standards of conduct concerning protection of human health, plant life, animal life, natural resources, property or the enjoyment of life or property free from the presence in the environment of any solid, liquid, gas, odor or any form of energy from whatever source; or (p) that is or becomes regulated or classified as hazardous or toxic under Law or in the regulations adopted pursuant to Law.

1.1.31 **Hazardous Substance Discharge.** Any deposit, discharge, generation, release or spill of a Hazardous Substance that occurs at, on, under, into or from the Site, or during transportation of any Hazardous Substance to or from the Site, whether or not caused by a Party.

1.1.32 **Indemnify.** Where this Agreement states that any Indemnitor shall “indemnify” any Indemnitee from, against, or for a particular Claim, that the Indemnitor shall indemnify the Indemnitee and defend and hold the Indemnitee harmless from and against such Claim (alleged or otherwise). “**Indemnified**” shall have the correlative meaning.

1.1.33 **Indemnitee.** Any Person entitled to be Indemnified under the terms of this Agreement.

1.1.34 **Indemnitor.** A Party that agrees to Indemnify any other Person under the terms of this Agreement.

1.1.35 **Law.** Every law, ordinance, requirement, order, proclamation, directive, rule or regulation of any Government Agency applicable to the Site, in any way, including relating to any development, construction, use, maintenance, taxation, operation, occupancy of or environmental conditions affecting the Site or otherwise relating to this Agreement or any Party’s rights, obligations or remedies under this Agreement, or any Transfer of any of the foregoing, whether in force on the Effective Date or passed, enacted, modified, amended or imposed at some later time, subject in all cases, however, to any applicable waiver, variance or exemption.

1.1.36 **Legal Costs.** In reference to any Person, all reasonable costs and expenses such Person incurs in any legal proceeding (or other matter for which such Person is entitled to be reimbursed for its Legal Costs), including reasonable attorneys’ fees, court costs and expenses and consultant and expert witness fees and expenses.

1.1.37 **Monetary Default.** Any failure by either Party to pay or deposit, when and as this Agreement requires, any amount of money, bond, surety or evidence of any insurance coverage required to be provided under this Agreement, whether to or with a Party or a Third Person.

1.1.38 **Non-Monetary Default.** The occurrence of any of the following, except to the extent constituting a Monetary Default or an Escrow Default: (a) any failure of a Party to perform any of such Party’s obligations under this Agreement; (b) any failure of a Party to comply with any material restriction or prohibition in this Agreement; or (c) any other event or circumstance that, with passage of time or giving of Notice, or both, would constitute a breach of this Agreement by a Party.

1.1.39 **Notice.** Any consent, demand, designation, election, notice, or request relating to this Agreement, including any Notice of Default. All Notices must be in writing.

1.1.40 **Notice of Default.** Any Notice claiming or giving Notice of a Default.

1.1.41 **Notify.** To give a Notice.

1.1.42 **Parties.** Collectively, Seller and Buyer.

1.1.43 **Party.** Individually, either Seller or Buyer, as applicable.

1.1.44 **Permitted Exception.** All of the following: (a) all items shown in the Preliminary Report as exceptions to coverage under the proposed Buyer Title Policy that are approved by Buyer pursuant to Section 3.3; (b) any lien for non-delinquent property taxes or assessments; (c) any Laws applicable to the Site; (d) this Agreement; (e) any existing improvements on the Site, if any; (f) any Approval; (g) any other document or encumbrance expressly required or allowed to be recorded against the Site pursuant to the terms of this Agreement; and (h) all covenants, conditions, restrictions, reservations, rights, rights of way, easements, encumbrances, liens and other matters of record or that would be disclosed by an accurate inspection or survey of the Site.

1.1.45 **Person.** Any association, corporation, governmental entity or agency, individual, joint venture, joint-stock company, limited liability company, partnership, trust, unincorporated organization or other entity of any kind.

1.1.46 **Preliminary Report.** A preliminary report issued by the Title Company in contemplation of the issuance of the Buyer Title Policy, accompanied by the best available copies of all documents listed in the preliminary report as exceptions to coverage under the proposed Buyer Title Policy.

1.1.47 **Prohibited Encumbrance.** Any security instrument, mechanic's lien, easement, property interest or other encumbrance recorded or asserted against the Site that is not a Permitted Exception.

1.1.48 **Project.** The Project shall include development of a commercial/retail building on the Site, in conformance with all Approvals, which shall include, among other things, construction at the sole cost of the Buyer of all street, curb, gutter, sidewalk and other public improvements along Grant Avenue and any public utility or other easements that may be required by the City, all in conformance with the Grant Avenue Design Guidelines.

1.1.49 **Purchase Price.** An amount equal to Five Dollars (\$5.00) per square foot of land area included within the Site.

1.1.50 **Seller.** The City of Winters, a California municipal corporation, acting as Successor Agency to the Dissolved Community Development Agency and any assignee of or successor to the rights, powers or responsibilities of the Seller.

1.1.51 **Seller Deed.** A grant deed conveying Seller's interest in the Site from Seller to Buyer, at the Close of Escrow, substantially in the form of **Exhibit B** attached to this Agreement.

1.1.52 **Seller Parties.** Collectively, the Seller, the Seller's governing body, and the Seller's elected officials, employees, agents and attorneys.

1.1.53 **Site.** That portion of the Property, generally shown on the Map of the Site attached hereto as **Exhibit A**, to be conveyed by the Seller to Buyer. The final size and configuration of the Site shall be determined by the Seller and Buyer, following the Lot Line Adjustment provided for in Section 3.1, prior to conveyance of the Site to the Buyer.

1.1.54 **Third Person.** Any Person that is not a Party, an affiliate of a Party or an elected official, officer, director, manager, shareholder, member, principal, partner, employee or agent of a Party.

1.1.55 **Title Company.** Placer Title Company or such other Person mutually agreed upon in writing by both Seller and Buyer.

1.1.56 **Title Notice.** A written notice from Buyer to Seller indicating Buyer's acceptance of the state of the title to the Site, as described in the Preliminary Report for the proposed Buyer Title Policy, or Buyer's disapproval or conditional approval of specific matters shown in Schedule B of such Preliminary Report as exceptions to coverage under the proposed Buyer Title Policy for the Site, describing in suitable detail the actions that Buyer reasonably believes are indicated to obtain Buyer's unconditional approval of the state of the title to the Site.

1.1.57 **Title Notice Response.** The written response of Seller to the Title Notice, in which Seller either elects to: (a) cause the removal from the Preliminary Report of any matters disapproved or conditionally approved in the Title Notice; (b) obtain title or other insurance or endorsement in a form reasonably satisfactory to Buyer insuring against any matters disapproved or conditionally approved in the Title Notice; or (c) not take either action described in clause "(a)" or "(b)" of this Section 1.1.57.

1.1.58 **Title Notice Waiver.** A written notice from Buyer to Seller waiving Buyer's previous disapproval or conditional approval in the Title Notice of specific matters shown in the Preliminary Report as exceptions to coverage under the proposed Buyer Title Policy.

1.1.59 **Unavoidable Delay.** A delay in either Party performing any obligation under this Agreement arising from or on account of any cause whatsoever beyond the Party's reasonable control, including strikes, labor troubles or other union activities, casualty, war, acts of terrorism, riots, litigation, governmental action or inaction, regional natural disasters or inability to obtain required materials. Unavoidable Delay shall not include delay caused by a Party's financial condition or insolvency.

2. **EFFECTIVE DATE.** This Agreement shall become effective on the first date on which all of the following have occurred: ("**Effective Date**"): (a) Seller has received three (3) counterpart originals of this Agreement signed by the authorized representative(s) of Buyer; and (b) this Agreement has been approved and executed by Seller's governing body.

3. **PURCHASE AND SALE OF SITE**

3.1 **Lot Line Adjustment.** Buyer desires to purchase a portion of the Property consisting of approximately 65,340 square feet of land area, located on the southern-most boundary of the Property, extending generally from East Street along Baker Street, as generally shown on Exhibit A. Following the Effective Date of this Agreement, the City, at its sole cost, shall use good faith efforts to prepare such documents and take such actions as are necessary to obtain Approvals for a lot line adjustment or lot split ("**Lot Line Adjustment**") to create a legal parcel suitable to the Buyer, constituting the Site. Upon obtaining final Approvals for and recordation of such Lot Line Adjustment, a formal legal description of the Site acceptable to both

Parties shall be attached to the Seller Deed (**Exhibit B**) and used for purposes of conveyance of the Site to Buyer. Further, the size and actual Purchase Price for the Site shall be established based on the actual square footage of the Site following such Lot Line Adjustment.

3.2 Escrow. Following such Lot Line Adjustment, Seller shall sell and convey fee title to the Site to Buyer and Buyer shall purchase and acquire fee title to the Site from Seller, subject to the Permitted Exceptions and the terms and conditions of this Agreement. For the purposes of exchanging funds and documents to complete the sale of the Site from Seller to Buyer and the purchase of the Site by Buyer from Seller, pursuant to the terms and conditions of this Agreement, Seller and Buyer agree to open the Escrow with the Escrow Agent. The provisions of Section 4 are the joint escrow instructions of the Parties to the Escrow Agent for conducting the Escrow.

3.3 Consideration. Buyer shall purchase the Site from Seller for the Purchase Price to be determined based on the final configuration and size of the Site following the Lot Line Adjustment, subject to the terms and conditions of this Agreement. Buyer shall deposit the Purchase Price into the Escrow, as follows:

3.3.1 **Deposit**. Within three (3) days after the Escrow Opening Date, Buyer shall deposit the Deposit into the Escrow. If requested by Buyer, the Deposit shall be placed in an interest-bearing account, and all fees associated with such interest-bearing account shall be the responsibility of the Buyer. Any interest earned on the Deposit shall become part of the Deposit. Prior to the expiration of the Due Diligence Period, the Deposit shall be refundable to the Buyer in the event of the failure of a Buyer's condition to Close of Escrow, a termination of this Agreement not due to Buyer's default, or as otherwise expressly provided in this Agreement. Following expiration of the Due Diligence Period, the Deposit shall be non-refundable unless this Agreement is thereafter terminated due to a Seller default. If this Agreement has not been earlier terminated, the Deposit shall be held in Escrow until the Close of Escrow and shall be applied to the Purchase Price.

3.3.2 **At Close of Escrow**. At least two (2) business days preceding the Escrow Closing Date, Buyer shall deposit into the Escrow the amount of the Purchase Price, less the amount of the Deposit then held by the Escrow Agent.

3.4 Buyer's Approval of Title to Site.

3.4.1 **Title Notice**. Within ten (10) days after the Escrow Opening Date, Seller shall request the Preliminary Report from the Title Company and that the Title Company deliver a copy of the Preliminary Report to Buyer. Within ten (10) days following Buyer's receipt of the Preliminary Report, Buyer shall send the Title Notice to both Seller and Escrow Agent.

3.4.2 **Failure to Deliver Title Notice**. If Buyer fails to send the Title Notice to both Seller and Escrow Agent within the time period provided in Section 3.4.1, Buyer will be deemed to disapprove the status of title to the Site and refuse to accept conveyance of the Site and either Buyer or Seller shall have the right to cancel the Escrow and terminate this Agreement by Notice, in their respective sole and absolute discretion.

3.4.3 **Title Notice Response.** Within five (5) days following Seller's receipt of the Title Notice (if any), Seller shall send the Title Notice Response to both Buyer and Escrow Agent. If the Title Notice does not disapprove or conditionally approve any matter in the Preliminary Report for the proposed Buyer Title Policy or Buyer fails to deliver the Title Notice, Seller shall not be required to send the Title Notice Response. If Seller does not send the Title Notice Response, if necessary, within the time period provided in this Section 3.4.3, Seller shall be deemed to elect not to take any action in reference to the Title Notice. If Seller elects in the Title Notice Response to take any action in reference to the Title Notice, Seller shall complete such action, prior to the Escrow Closing Date or as otherwise specified in the Title Notice Response.

3.4.4 **Title Notice Waiver.** If Seller elects or is deemed to have elected not to address one or more matters set forth in the Title Notice to Buyer's reasonable satisfaction, then within five (5) days after the earlier of: (a) Buyer's receipt of Seller's Title Notice Response; or (b) the last date for Seller to deliver its Title Notice Response pursuant to Section 3.4.3, Buyer shall either: (i) refuse to accept the title to and conveyance of the Site, or (ii) waive Buyer's disapproval or conditional approval of all such matters set forth in the Title Notice by sending the Title Notice Waiver to both Seller and Escrow Agent. Failure by Buyer to timely send the Title Notice Waiver, where the Title Notice Response or Seller's failure to deliver the Title Notice Response results in Seller's election not to address one or more matters set forth in the Title Notice to Buyer's reasonable satisfaction, will be deemed Buyer's continued refusal to accept the title to and conveyance of the Site, in which case either Buyer or Seller shall have the right to cancel the Escrow and terminate this Agreement by Notice, in their respective sole and absolute discretion.

3.4.5 **Disapproval of Encumbrances Securing Seller Obligations.** Notwithstanding any other provision of this Agreement, Buyer disapproves any and all encumbrances against the Site securing monetary (other than non-delinquent property taxes and assessments) obligations of Seller.

3.4.6 **No Termination Liability.** Any termination of this Agreement or cancellation of the Escrow pursuant to this Section 3.4.6 shall be without liability to the other Party or any other Person. Termination shall be accomplished by delivery of a Notice of termination to both the other Party and the Escrow Agent. Following issuance of a Notice of termination of this Agreement pursuant to a right provided under this Agreement, the Parties and the Escrow Agent shall proceed pursuant to Section 4.12. Once a Notice of termination is given pursuant to this Section 3.4.6, delivery of a Title Notice or Title Notice Waiver shall have no force or effect and this Agreement shall terminate in accordance with the Notice of termination.

3.5 Due Diligence Investigations.

3.5.1 **Time and Expense.** Buyer shall complete all Due Diligence Investigations within the Due Diligence Period and shall conduct all Due Diligence Investigations at Buyer's sole cost and expense.

3.5.2 **Right to Enter.** Seller hereby grants a license to Buyer and Buyer's consultants, contractors and agents to enter the Property for the sole purpose of conducting the

Due Diligence Investigations at Buyer's sole cost and expense, subject to all of the terms and conditions of this Agreement. The license given in this Section 3.5 to enter the Property to conduct Due Diligence Investigations shall terminate regarding Buyer on the earlier of: (i) termination of this Agreement; or (ii) the Close of Escrow. Any Due Diligence Investigations by Buyer shall not unreasonably disrupt any existing use or occupancy of the Site. Buyer's exercise of any license provided pursuant to this Section 3.5 after expiration of the Due Diligence Period shall not extend the Due Diligence Period.

3.5.3 Limitations. Buyer shall not conduct any intrusive or destructive testing of any portion of the Property, other than low volume soil samples, without Seller's prior written consent. Buyer shall pay all of Buyer's vendors, inspectors, surveyors, consultants or agents engaged in any inspection or testing of the Property, such that no mechanics liens or similar liens for work performed are imposed upon the Property by any such Persons. Following the conduct of any Due Diligence Investigations on the Property, Buyer shall restore the Property to substantially the Property's condition prior to the conduct of such Due Diligence Investigations. Buyer shall Indemnify Seller against any and all costs or damages arising from or relating to Buyer's Due Diligence Investigations regarding the Property. Buyer shall provide Seller with evidence of liability insurance reasonably acceptable to Seller and naming Seller as an additional insured under such policy of insurance by endorsement prior to the commencement of any Due Diligence Investigations on the Property.

3.5.4 Due Diligence Completion Notice. Buyer shall deliver a Due Diligence Completion Notice to both Seller and Escrow Agent prior to the end of the Due Diligence Period. If Buyer does not unconditionally accept the condition of the Site by delivery of its Due Diligence Completion Notice indicating such acceptance, prior to the end of the Due Diligence Period, Buyer shall be deemed to have rejected the condition of the Site and refused to accept conveyance of title to the Site. If the condition of the Site is rejected or deemed rejected by Buyer, then either Seller or Buyer shall have the right to cancel the Escrow and terminate this Agreement, in their respective sole and absolute discretion, without liability to the other Party or any other Person, by delivery of a Notice of termination to the other Party and Escrow Agent, in which case the Parties and Escrow Agent shall proceed pursuant to Section 4.12.

3.6 "AS-IS" Acquisition. The Close of Escrow shall evidence Buyer's unconditional and irrevocable acceptance of the Site in the Site's AS IS, WHERE IS, SUBJECT TO ALL FAULTS CONDITION, AS OF THE CLOSE OF ESCROW, WITHOUT WARRANTY as to character, quality, performance, condition, title, physical condition, soil conditions, the presence or absence of fill, shoring or bluff stability or support, subsurface or lateral support, zoning, land use restrictions, the availability or location of utilities or services, the location of any public infrastructure on or off of the Site (active, inactive or abandoned), the suitability of the Site or the existence or absence of Hazardous Substances affecting the Site and with full knowledge of the physical condition of the Site, the nature of Seller's interest in and use of the Site, all laws applicable to the Site and any and all conditions, covenants, restrictions, encumbrances and all matters of record relating to the Site. The Close of Escrow shall further constitute Buyer's representation and warranty to Seller that: (a) Buyer has had ample opportunity to inspect and evaluate the Site and the feasibility of the uses and activities Buyer is entitled to conduct on the Site; (b) Buyer is relying entirely on Buyer's experience, expertise and Buyer's own inspection of the Site in the Site's current state in proceeding with acquisition of the Site; (c) Buyer accepts

the Site in the Site's present condition; (d) to the extent that Buyer's own expertise with respect to any matter regarding the Site is insufficient to enable Buyer to reach an informed conclusion regarding such matter, Buyer has engaged the services of Persons qualified to advise Buyer with respect to such matters; (e) Buyer has received assurances acceptable to Buyer by means independent of Seller or Seller's agents of the truth of all facts material to Buyer's acquisition of the Site pursuant to this Agreement; and (f) the Site is being acquired by Buyer as a result of Buyer's own knowledge, inspection and investigation of the Site and not as a result of any representation made by Seller or Seller's agents relating to the condition of the Site, unless such statement or representation is expressly and specifically set forth in this Agreement. Seller hereby expressly and specifically disclaims any express or implied warranties regarding the Site.

3.7 Reservations. The approval of this Agreement by the Seller shall not be binding on the City Council of the City or any other commission, committee, board or body of the City regarding any other Approvals required by such bodies. No action by the Seller with reference to this Agreement or any related documents shall be deemed to constitute issuance or waiver of any required Approvals regarding the Site or Buyer.

4. **JOINT ESCROW INSTRUCTIONS**

4.1 Opening of Escrow; Escrow Instructions. The purchase and sale of the Site shall take place through the Escrow to be conducted by Escrow Agent. Escrow shall be deemed opened when a fully signed copy of this Agreement has been delivered to Escrow Agent. Escrow Agent shall confirm the Escrow Opening Date in writing to each of the Parties, with a copy of the Escrow Agent Consent signed by the authorized representative(s) of the Escrow Agent.

4.2 Escrow Instructions. This Section 4 constitutes the joint escrow instructions of the Parties to Escrow Agent for conduct of the Escrow for the purchase and sale of the Site, as contemplated by this Agreement. Buyer and Seller shall sign such further escrow instructions consistent with the provisions of this Agreement as may be reasonably requested by Escrow Agent. In the event of any conflict between the provisions of this Agreement and any further escrow instructions requested by Escrow Agent, the provisions of this Agreement shall control.

4.3 Escrow Agent. Seller and Buyer authorize Escrow Agent to:

4.3.1 **Charges.** Pay and charge Seller and Buyer for their respective shares of the applicable fees, taxes, charges and costs payable by either Seller or Buyer regarding the Escrow;

4.3.2 **Settlement/Closing Statements.** Release each Party's Escrow Closing Statement to the other Party;

4.3.3 **Document Recording.** File any documents delivered for recording through the Escrow with the office of the Recorder of the County for recordation in the official records of the County, pursuant to the joint instructions of the Parties; and

4.3.4 **Counterpart Documents.** Utilize documents signed by Seller or Buyer in counterparts, including attaching separate signature pages to one version of the same document.

4.4 **Buyer's Conditions Precedent to Close of Escrow.** Provided that the failure of any such condition to be satisfied is not due to a Default under this Agreement by Buyer, Buyer's obligation to purchase the Site from Seller on or before the Escrow Closing Date shall be conditioned upon the satisfaction or waiver (waivers must be in writing and signed by Buyer) of each of the following conditions precedent on or before the Escrow Closing Date:

4.4.1 **Title Policy.** Title Company has agreed to issue the Buyer Title Policy to Buyer upon payment of Title Company's premium for such policy;

4.4.2 **CEQA Documents.** Adoption, approval or certification of the CEQA Documents by each applicable Government Agency;

4.4.3 **Seller Escrow Deposits.** Seller deposits all of the items into Escrow required by Section 4.7;

4.4.4 **Settlement/Closing Statement.** Buyer approves Buyer's Escrow Closing Statement; and

4.4.5 **Seller Pre-Closing Obligations.** Seller performs all of Seller's material obligations required to be performed by Seller pursuant to this Agreement prior to the Close of Escrow.

4.5 **Seller's Conditions Precedent to Close of Escrow.** Provided that the failure of any such condition to be satisfied is not due to a Default under this Agreement by Seller, Seller's obligation to sell the Site to Buyer on the Escrow Closing Date shall be conditioned upon the satisfaction or waiver (waivers must be in writing and signed by Seller) of each of the following conditions precedent on or before the Escrow Closing Date:

4.5.1 **Lot Line Adjustment.** Seller obtains all Approvals for a Lot Line Adjustment to create a legal parcel constituting the Site, in accordance with Section 3.1;

4.5.2 **Title.** Buyer accepts the state of the title of the Site, in accordance with Section 3.4;

4.5.3 **Due Diligence.** Buyer timely delivers its Due Diligence Completion Notice to both Seller and Escrow Agent stating Buyer's unconditional acceptance of the condition of the Site, in accordance with Section 3.5;

4.5.4 **CEQA Documents.** Adoption, approval or certification of the CEQA Documents by each applicable Government Agency;

4.5.5 **Building Permit, Approvals.** Buyer obtains, at its sole cost, all Approvals, including through the City's normal plan check, review and development approval process, as necessary for issuance of a final building permit by the City, subject only to final

payment of all fees required for issuance of such building permit, for development of the Project on the Site;

4.5.6 **Buyer Financing.** Buyer has demonstrated to the satisfaction of Seller that Buyer has secured financing in an amount sufficient to develop the Project as a senior multifamily affordable housing development.

4.5.7 **Buyer Escrow Deposits.** Buyer deposits all of the items into Escrow required by Section 4.6;

4.5.8 **Settlement/Closing Statement.** Seller approves the Seller's Escrow Closing Statement;

4.5.9 **Title Policy.** Title Company has agreed to issue the Buyer Title Policy to Buyer upon payment of Title Company's premium for such policy;

4.5.10 **Consistency Finding.** The Planning Commission of the City has determined that the disposition of the Site to the Buyer pursuant to this Agreement is consistent with the City's General Plan, in accordance with Government Code Section 65402; and

4.5.11 **Buyer Pre-Closing Obligations.** Buyer performs all of Buyer's material obligations required to be performed by Buyer pursuant to this Agreement prior to the Close of Escrow.

4.6 **Buyer's Escrow Deposits.** Buyer shall deposit the following items into Escrow and, concurrently, provide a copy of each document submitted into Escrow to Seller, at least one (1) Business Day prior to the Escrow Closing Date:

4.6.1 **Closing Funds.** All amounts required to be deposited into Escrow by Buyer under the terms of this Agreement to close the Escrow;

4.6.2 **Certificate of Seller Deed Acceptance.** The Certificate of Acceptance attached to the Seller Deed signed by Buyer in recordable form;

4.6.3 **Escrow Closing Statement.** The Buyer's Escrow Closing Statement signed by the authorized representative(s) of Buyer;

4.6.4 **Other Reasonable Items.** Any other documents or funds required to be delivered by Buyer under the terms of this Agreement or as otherwise reasonably requested by Escrow Agent or Title Company in order to close the Escrow or comply with applicable Law that have not previously been delivered by Buyer.

4.7 **Seller's Escrow Deposits.** Seller shall deposit the following documents into Escrow and, concurrently, provide a copy of each document deposited into Escrow to Buyer, at least one (1) Business Day prior to the Escrow Closing Date:

4.7.1 **Seller Deed.** The Seller Deed signed by the authorized representative(s) of Seller in recordable form;

4.7.2 **Escrow Closing Statement.** The Seller's Escrow Closing Statement signed by the authorized representative(s) of Seller;

4.7.3 **FIRPTA Affidavit.** A FIRPTA affidavit signed by the authorized representative(s) of Seller, in the form provided by the Escrow Agent;

4.7.4 **Form 593.** A Form 593 signed by the authorized representative(s) of Seller; and

4.7.5 **Other Reasonable Items.** Any other documents or funds required to be delivered by Seller under the terms of this Agreement or as otherwise reasonably requested by Escrow Agent or Title Company in order to close the Escrow or comply with applicable Law that have not been previously delivered by Seller.

4.8 **Closing Procedure.** When each of Buyer's Escrow deposits, as set forth in Section 4.6, and each of Seller's Escrow deposits, as set forth in Section 4.7, are deposited into Escrow, Escrow Agent shall request confirmation in writing from both Buyer and Seller that each of their respective conditions precedent to the Close of Escrow, as set forth in Sections 4.4 or 4.5, respectively, are satisfied or waived. Upon Escrow Agent's receipt of written confirmation from both Buyer and Seller that each of their respective conditions precedent to the Close of Escrow are satisfied or waived, Escrow Agent shall close the Escrow by doing all of the following:

4.8.1 **Recording and Distribution of Documents.** Escrow Agent shall cause the Seller Deed to be filed with the Recorder of the County for recording in the official records of the County regarding the Site. At Close of Escrow, Escrow Agent shall deliver conformed copies of the Seller Deed filed for recording in the official records of the County through the Escrow to Seller, Buyer and any other Person designated in the written joint escrow instructions of the Parties to receive an original or conformed copy of such document. Each conformed copy of a document filed for recording by Escrow Agent pursuant to this Agreement shall show all recording information;

4.8.2 **Funds.** Distribute all funds held by Escrow Agent pursuant to the Escrow Closing Statements approved in writing by Seller and Buyer;

4.8.3 **FIRPTA Affidavit.** File the FIRPTA Affidavit with the United States Internal Revenue Service;

4.8.4 **Form 593.** File the Form 593 with the California Franchise Tax Board; and

4.8.5 **Title Policy.** Obtain from the Title Company and deliver to Buyer, with a copy to the Seller, the Buyer Title Policy issued by the Title Company.

4.9 **Close of Escrow.** The Close of Escrow shall occur on or before the Escrow Closing Date. The Parties may mutually agree to change the Escrow Closing Date by joint written instruction to Escrow Agent. The City Manager, acting on behalf of the Seller, is authorized to agree to one or more extensions of the Escrow Closing Date on behalf of Seller up

to a maximum time period extension of two (2) months in the aggregate, in the City Manager's sole and absolute discretion. If for any reason (other than a Default or Event of Default by such Party) the Close of Escrow has not occurred on or before the Escrow Closing Date, then any Party not then in Default under this Agreement may cancel the Escrow and terminate this Agreement, without liability to the other Party or any other Person for such cancellation and termination, by delivering Notice of termination to both the other Party and Escrow Agent. Following any such Notice of termination of this Agreement and cancellation of the Escrow, the Parties and Escrow Agent shall proceed pursuant to Section 4.12. Without limiting the right of either Party to cancel the Escrow and terminate this Agreement, pursuant to this Section 4.9, if the Escrow does not close on or before the Escrow Closing Date and neither Party has exercised its contractual right to cancel the Escrow and terminate this Agreement under this Section 4.9 before the first date on which Escrow Agent Notifies both Parties that Escrow is in a position to close in accordance with the terms and conditions of this Agreement, then the Escrow shall close as soon as reasonably possible following the first date on which Escrow Agent Notifies both Parties that Escrow is in a position to close in accordance with the terms and conditions of this Agreement.

4.10 Escrow Costs. Escrow Agent shall notify Buyer and Seller of the costs to be borne by each of them at the Close of Escrow by delivering an Escrow Closing Statement to both Seller and Buyer at least four (4) Business Days prior to the Escrow Closing Date. Seller shall pay one-half (1/2) of the Escrow Agent charges for the conduct of the Escrow, all documentary transfer taxes regarding the conveyance of the Site through the Escrow and the full amount of the premium charged by the Title Company for a standard CLTA owner's title insurance policy towards the cost of the premium for the Buyer Title Policy, exclusive of any endorsements or other supplements to the coverage of the Buyer Title Policy that may be requested by Buyer. Buyer shall pay one-half (1/2) of the Escrow Agent charges for the conduct of the Escrow, the amount of the premium for the Buyer Title Policy exceeding the amount paid by Seller toward the cost of the Buyer Title Policy, the premium costs of any and all endorsements to the Buyer Title Policy requested by Buyer, all recording fees and the full amount of any and all other charges, fees and taxes levied by each and every Government Agency relative to the conveyance of the Site through the Escrow.

4.11 Escrow Cancellation Charges. If the Escrow fails to close due to Seller's Default under this Agreement, Seller shall pay all ordinary and reasonable Escrow and title order cancellation charges charged by Escrow Agent or Title Company, respectively. If the Escrow fails to close due to Buyer's Default under this Agreement, Buyer shall pay all ordinary and reasonable Escrow and title order cancellation charges charged by Escrow Agent or Title Company, respectively. If the Escrow fails to close for any reason other than the Default of either Buyer or Seller, Buyer and Seller shall each pay one-half (1/2) of any ordinary and reasonable Escrow and title order cancellation charges charged by Escrow Agent or Title Company, respectively.

4.12 Escrow Cancellation. If this Agreement is terminated pursuant to a contractual right granted to a Party in this Agreement to terminate this Agreement (other than due to an Event of Default by the other Party), the Parties shall do all of the following:

4.12.1 **Cancellation Instructions.** The Parties shall, within three (3) Business Days following Escrow Agent's written request, sign any reasonable Escrow cancellation instructions requested by Escrow Agent;

4.12.2 **Return of Funds and Documents.** Within ten (10) Business Days following receipt by the Parties of a settlement statement of Escrow and title order cancellation charges from Escrow Agent (if any) or within twenty (20) days following Notice of termination, whichever is earlier: (a) Buyer or Escrow Agent shall return to Seller all documents previously delivered by Seller to Buyer or Escrow Agent, respectively, regarding the Site or the Escrow; (b) Seller or Escrow Agent shall return to Buyer all documents previously delivered by Buyer to Seller or Escrow Agent, respectively, regarding the Site or the Escrow; (c) Escrow Agent shall, unless otherwise expressly provided in this Agreement, return to Buyer all funds deposited in Escrow, less Buyer's share of customary and reasonable Escrow and title order cancellation charges (if any) in accordance with Section 4.11; and (d) Escrow Agent shall, unless otherwise expressly provided in this Agreement, return to Seller all funds deposited in Escrow, less Seller's share of customary and reasonable Escrow and title order cancellation charges (if any) in accordance with Section 4.11.

4.13 **Report to IRS.** After the Close of Escrow and prior to the last date on which such report is required to be filed with the Internal Revenue Service under applicable Federal law, if such report is required pursuant to Internal Revenue Code Section 6045(e), Escrow Agent shall report the gross proceeds of the purchase and sale of the Site to the Internal Revenue Service on Form 1099-B, W-9 or such other form(s) as may be specified by the Internal Revenue Service pursuant to Internal Revenue Code Section 6045(e). Concurrently with the filing of such reporting form with the Internal Revenue Service, Escrow Agent shall deliver a copy of the filed form to both Seller and Buyer.

4.14 **Condemnation.** If any material portion of the Site, or any interest in any portion of the Site, is taken by condemnation prior to Close of Escrow by any condemning authority other than Seller, including, without limitation, the filing of any notice of intended condemnation or proceedings in the nature of eminent domain, commenced by any governmental authority, other than Seller, Seller shall immediately give Buyer notice of such occurrence, and Buyer shall have the option, exercisable within ten (10) business days after receipt of such notice from Seller, to either: (i) terminate this Agreement; or (ii) continue with this Agreement in accordance with its terms, in which event Seller shall assign to Buyer any right of Seller to receive any condemnation award attributable to the Site.

5. **REMEDIES AND INDEMNITY**

5.1 **Legal Actions.** Either Party may institute legal action, at law or in equity, to enforce or interpret the rights or obligations of the Parties under this Agreement or recover damages.

5.2 **Rights and Remedies are Cumulative.** Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties set forth in this Agreement are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the

exercise by such Party, at the same or different times, of any other rights or remedies for the same Default or the same rights or remedies for any other Default by the other Party.

5.3 Indemnification.

5.3.1 **Seller Indemnity Obligations.** Seller shall Indemnify Buyer against any Claim to the extent such Claim arises from any wrongful intentional act or negligence of the Seller Parties related to this Agreement, but only to the extent that Seller may be held liable under applicable law for such wrongful intentional act or negligence and exclusive of any violation of law (including the State Constitution) relating to Seller's approval, entry into or performance of this Agreement. Nothing in this Agreement is intended nor shall be interpreted to waive any limitation on Seller's liability, any exemption from liability in favor of Seller, any claim presentment requirement for bringing an action regarding any liability of Seller or any limitations period applicable to liability of Seller, all as set forth in Government Code Section 800 *et seq.*, Section 900 *et seq.*, or in any other law, or require Seller to Indemnify any Person beyond such limitations on Seller's liability.

5.3.2 **Buyer Indemnity Obligations.** Buyer shall Indemnify the Seller Parties against any Claim related to this Agreement to the extent such Claim arises from: (a) any act, omission or negligence of the Buyer; (b) any agreements that Buyer (or anyone claiming by or through Buyer) makes with a Third Person regarding the Site; (c) any workers compensation claim or determination relating to any employee of Buyer or its contractors; or (d) any Environmental Claim attributable to any action or omission by Buyer.

5.3.3 **Independent of Insurance Obligations.** Buyer's indemnification obligations under this Agreement shall not be construed or interpreted as in any way restricting, limiting, or modifying Buyer's insurance or other obligations under this Agreement. Buyer's obligation to Indemnify the Seller Parties under this Agreement is independent of Buyer's insurance and other obligations under this Agreement. Buyer's compliance with Buyer's insurance obligations and other obligations under this Agreement shall not in any way restrict, limit or modify Buyer's indemnification obligations under this Agreement and are independent of Buyer's indemnification and other obligations under this Agreement.

5.3.4 **Survival of Indemnification and Defense Obligations.** The indemnity and defense obligations of the Parties under this Agreement shall survive the expiration or earlier termination of this Agreement, until any and all actual or prospective Claims regarding any matter subject to an indemnity obligation under this Agreement are fully, finally, absolutely and completely barred by applicable statutes of limitations.

5.3.5 **Indemnification Procedures.** Wherever this Agreement requires any Indemnitor to Indemnify any Indemnitee:

(a) *Prompt Notice.* The Indemnitee shall promptly Notify the Indemnitor of any Claim.

(b) *Selection of Counsel.* The Indemnitor shall select counsel reasonably acceptable to the Indemnitee. Counsel to Indemnitor's insurance carrier that is providing coverage for a Claim shall be deemed reasonably satisfactory, except in the event of a

potential or actual conflict of interest for such counsel regarding such representation or such counsel is reasonably determined by Indemnitee to be incompetent regarding such representation. Even though the Indemnitor shall defend the Claim, Indemnitee may, at Indemnitee's option and Indemnitee's own expense (except where Indemnitor provides a defense to Indemnitee under a reservation of rights, a conflict of interest between Indemnitor and Indemnitee exists that requires them to be represented by separate legal counsel or Indemnitor's legal counsel is reasonably determined by Indemnitee to be incompetent regarding such representation, in any such case, Indemnitor shall pay the Legal Costs of Indemnitee's separate legal counsel), engage separate counsel to advise Indemnitee regarding the Claim and Indemnitee's defense. The Indemnitee's separate counsel may attend all proceedings and meetings. The Indemnitor's counsel shall actively consult with the Indemnitee's separate counsel.

(c) *Cooperation.* The Indemnitee shall reasonably cooperate with the Indemnitor's defense of the Indemnitee.

(d) *Settlement.* The Indemnitor may only settle a Claim with the consent of the Indemnitee. Any settlement shall procure a complete release of the Indemnitee from the subject Claims, shall not require the Indemnitee to make any payment to the claimant and shall provide that neither the Indemnitee, nor the Indemnitor on behalf of the Indemnitee, admits any liability.

6. GENERAL PROVISIONS

6.1 Incorporation of Recitals. The Recitals of fact set forth preceding this Agreement are true and correct and are incorporated into this Agreement in their entirety by this reference.

6.2 Notices, Demands and Communications Between the Parties.

6.2.1 **Delivery.** Any and all Notices submitted by any Party to another Party pursuant to or as required by this Agreement shall be proper, if in writing and sent by messenger for immediate personal delivery, nationally recognized overnight (one Business Day) delivery service (i.e., United Parcel Service, Federal Express, etc.) or by registered or certified United States mail, postage prepaid, return receipt requested, to the address of the recipient Party, as designated in Section 6.2.2. Notices may be sent in the same manner to such other addresses as either Party may from time to time designate by Notice in accordance with this Section 6.2. Notice shall be deemed received by the addressee, regardless of whether or when any return receipt is received by the sender or the date set forth on such return receipt, on the day that the Notice is sent by messenger for immediate personal delivery, one Business Day after delivery to a nationally recognized overnight delivery service or three (3) calendar days after the Notice is placed in the United States mail in accordance with this Section 6.2. Any attorney representing a Party may give any Notice on behalf of such Party.

6.2.2 **Addresses.** The Notice addresses for the Parties, as of the Effective Date, are as follows:

To Buyer: Domus Development, LLC
9 Cushing, Suite 200
Irvine, CA 92618
Attn: Meea Kang

To Seller: City of Winters
318 First Street
Winters, CA 95694
Attn: City Manager

6.3 Relationship of Parties. The Parties each intend and agree that Seller and Buyer are independent contracting entities and do not intend by this Agreement to create any partnership, joint venture or similar business arrangement, relationship or association between them.

6.4 Warranty Against Payment of Consideration for Agreement. Buyer represents and warrants to Seller that: (a) Buyer has not employed or retained any Person to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employees of Buyer and Third Persons to whom fees are paid for professional services related to the documentation of this Agreement; and (b) no gratuities, in the form of entertainment, gifts or otherwise have been or will be given by Buyer or any of Buyer's agents, employees or representatives to any elected or appointed official or employee of the Seller in an attempt to secure this Agreement or favorable terms or conditions for this Agreement. Breach of the representations or warranties of this Section 6.4 shall entitle Seller to terminate this Agreement and cancel the Escrow (if open) upon seven (7) days Notice to Buyer and, if the Escrow is open, to Escrow Agent. Upon any such termination of this Agreement, Buyer shall immediately refund any payments made to or on behalf of Buyer by Seller pursuant to this Agreement or otherwise related to the Site, any Approval or any CEQA Document, prior to the date of such termination.

6.5 Calculation of Time Periods. Unless otherwise specified, all references to time periods in this Agreement measured in days shall be to consecutive calendar days, all references to time periods in this Agreement measured in months shall be to consecutive calendar months and all references to time periods in this Agreement measured in years shall be to consecutive calendar years. Any reference to Business Days in this Agreement shall mean consecutive Business Days.

6.6 Principles of Interpretation. No inference in favor of or against any Party shall be drawn from the fact that such Party has drafted any part of this Agreement. The Parties have both participated substantially in the negotiation, drafting and revision of this Agreement, with advice from legal and other counsel and advisers of their own selection. A word, term or phrase defined in the singular in this Agreement may be used in the plural, and vice versa, all in accordance with ordinary principles of English grammar, which shall govern all language in this Agreement. The words "include" and "including" in this Agreement shall be construed to be followed by the words: "without limitation." Each collective noun in this Agreement shall be

interpreted as if followed by the words “(or any part of it),” except where the context clearly requires otherwise. Every reference to any document, including this Agreement, refers to such document, as modified from time to time (excepting any modification that violates this Agreement), and includes all exhibits, schedules, addenda and riders to such document. The word “or” in this Agreement includes the word “and.” Every reference to a law, statute, regulation, order, form or similar governmental requirement refers to each such requirement as amended, modified, renumbered, superseded or succeeded, from time to time.

6.7 Governing Law. The procedural and substantive laws of the State of California shall govern the interpretation and enforcement of this Agreement, without application of conflicts or choice of laws principles or statutes. The Parties acknowledge and agree that this Agreement is entered into, is to be fully performed in and relates to real property located in the County of Yolo, State of California. All legal actions arising from this Agreement shall be filed in the Superior Court of the State in and for the County or in the United States District Court with jurisdiction in the County.

6.8 Unavoidable Delay; Extension of Time of Performance.

6.8.1 **Notice.** Subject to any specific provisions of this Agreement stating that they are not subject to Unavoidable Delay or otherwise limiting or restricting the effects of an Unavoidable Delay, performance by either Party under this Agreement shall not be deemed or considered to be in Default, where any such Default is due to the occurrence of an Unavoidable Delay. Any Party claiming an Unavoidable Delay shall Notify the other Party: (a) within three (3) days after such Party knows of any such Unavoidable Delay; and (b) within three (3) days after such Unavoidable Delay ceases to exist. To be effective, any Notice of an Unavoidable Delay must describe the Unavoidable Delay in reasonable detail. The Party claiming an extension of time to perform due to an Unavoidable Delay shall exercise commercially reasonable efforts to cure the condition causing the Unavoidable Delay, within a reasonable time.

6.8.2 **Assumption of Economic Risks.** EACH PARTY EXPRESSLY AGREES THAT ADVERSE CHANGES IN ECONOMIC CONDITIONS, OF EITHER PARTY SPECIFICALLY OR THE ECONOMY GENERALLY, OR CHANGES IN MARKET CONDITIONS OR DEMAND OR CHANGES IN THE ECONOMIC ASSUMPTIONS OF EITHER PARTY THAT MAY HAVE PROVIDED A BASIS FOR ENTERING INTO THIS AGREEMENT SHALL NOT OPERATE TO EXCUSE OR DELAY THE PERFORMANCE OF EACH AND EVERY ONE OF EACH PARTY’S OBLIGATIONS AND COVENANTS ARISING UNDER THIS AGREEMENT. ANYTHING IN THIS AGREEMENT TO THE CONTRARY NOTWITHSTANDING, THE PARTIES EXPRESSLY ASSUME THE RISK OF UNFORESEEABLE CHANGES IN ECONOMIC CIRCUMSTANCES OR MARKET DEMAND OR CONDITIONS AND WAIVE, TO THE GREATEST EXTENT ALLOWED BY LAW, ANY DEFENSE, CLAIM, OR CAUSE OF ACTION BASED IN WHOLE OR IN PART ON ECONOMIC NECESSITY, IMPRACTICABILITY, CHANGED ECONOMIC CIRCUMSTANCES, FRUSTRATION OF PURPOSE, OR SIMILAR THEORIES. THE PARTIES AGREE THAT ADVERSE CHANGES IN ECONOMIC CONDITIONS, EITHER OF THE PARTY SPECIFICALLY OR THE ECONOMY GENERALLY, OR CHANGES IN MARKET CONDITIONS OR DEMANDS, SHALL NOT OPERATE TO EXCUSE OR DELAY THE STRICT OBSERVANCE OF EACH AND EVERY ONE OF THE

OBLIGATIONS, COVENANTS, CONDITIONS AND REQUIREMENTS OF THIS AGREEMENT. THE PARTIES EXPRESSLY ASSUME THE RISK OF SUCH ADVERSE ECONOMIC OR MARKET CHANGES, WHETHER OR NOT FORESEEABLE AS OF THE EFFECTIVE DATE.

Initials of Authorized
Seller Representative(s)

Initials of Buyer

6.9 Tax Consequences. Buyer acknowledges and agrees that Buyer shall bear any and all responsibility, liability, costs or expenses connected in any way with any tax consequences experienced by Buyer related to this Agreement.

6.10 Real Estate Commissions.

6.10.1 **Seller Warranty.** Seller: (a) represents and warrants that Seller did not engage or deal with any broker or finder in connection with this Agreement, and no Person is entitled to any commission or finder's fee regarding this Agreement on account of any agreement or arrangement made by Seller; and (b) shall Indemnify Buyer against any breach of the representation and warranty set forth in clause "(a)" of this Section 6.10.1.

6.10.2 **Buyer Warranty.** Buyer represents and warrants that (a) Buyer did not engage or deal with any broker or finder in connection with this Agreement, and no other Person is entitled to any commission or finder's fee regarding this Agreement on account of any agreement or arrangement made by Buyer; and (b) shall Indemnify Seller against any breach of the representation and warranty set forth in clause "(a)" of this Section 6.10.2.

6.11 No Third-Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any Person other than the Parties and their respective permitted successors and assigns, nor is anything in this Agreement intended to relieve or discharge any obligation of any Third Person to any Party or give any Third Person any right of subrogation or action over or against any Party.

6.12 Buyer Assumption of Risks of Legal Challenges. Buyer assumes the risk of delays or damages that may result to Buyer from each and every Third Person legal action related to Seller's approval of this Agreement or any associated Approvals, even in the event that an error, omission or abuse of discretion by Seller is determined to have occurred. If a Third Person files a legal action regarding Seller's approval of this Agreement or any associated Approval (exclusive of legal actions alleging violation of Government Code Section 1090 by officials of Seller), Buyer shall have the option to either: (1) cancel the Escrow and terminate this Agreement, in which case the Parties and the Escrow Agent shall proceed in accordance with Section 4.12; or (2) Indemnify Seller against such Third Person legal action, including all Legal Costs, monetary awards, sanctions and the expenses of any and all financial or performance obligations resulting from the disposition of the legal action; provided, however, that option "(1)" under this Section 6.12 shall only be available to Buyer prior to the Close of Escrow. Should Buyer fail to Notify Seller of Buyer's election pursuant to this Section 6.12 at least fifteen (15) days before response to the legal action is required by Seller, prior to the Close of

Escrow, Buyer shall be deemed to have elected to cancel the Escrow and terminate this Agreement pursuant to this Section 6.12 and, following the Close of Escrow, Buyer shall be deemed to have elected to Indemnify Seller against such Third Person legal action pursuant to this Section 6.12, all without further Notice to or action by either Party. Seller shall reasonably cooperate with Buyer in defense of Seller in any legal action subject to this Section 6.12, subject to Buyer completely performing Buyer's indemnity obligations for such legal action. Should Buyer elect or be deemed to elect to Indemnify Seller regarding a legal action subject to this Section 6.12, but fail to or stop providing such indemnification of Seller, then Seller shall have the right to terminate this Agreement or cancel the Escrow (or both) by Notice to Buyer and, if the Escrow is open, to the Escrow Agent. Nothing contained in this Section 6.12 is intended to be nor shall be deemed or construed to be an express or implied admission that Seller may be liable to Buyer or any other Person for damages or other relief regarding any alleged or established failure of Seller to comply with any law. Any legal action that is subject to this Section 6.12 (including any appeal periods and the pendency of any appeals) shall constitute an Unavoidable Delay and the time periods for performance by either Party under this Agreement may be extended pursuant to the provisions of this Agreement regarding Unavoidable Delay.

6.13 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors and assigns.

6.14 Time Declared to be of the Essence. As to the performance of any obligation under this Agreement of which time is a component, the performance of such obligation within the time specified is of the essence.

6.15 Entire Agreement. This Agreement integrates all of the terms and conditions mentioned in this Agreement or incidental to this Agreement, and supersedes all prior or contemporaneous negotiations or previous agreements between the Parties, whether written or oral, with respect to all or any portion of the Site.

6.16 Waivers and Amendments. All waivers of the provisions of this Agreement must be in writing and signed by the authorized representative(s) of the Party making the waiver. All amendments to this Agreement must be in writing and signed by the authorized representative(s) of both Seller and Buyer.

6.17 No Implied Waiver. Failure to insist on any one occasion upon strict compliance with any term, covenant, condition, restriction or agreement contained in this Agreement shall not be deemed a waiver of such term, covenant, condition, restriction or agreement, nor shall any waiver or relinquishment of any rights or powers under this Agreement, at any one time or more times, be deemed a waiver or relinquishment of such right or power at any other time or times.

6.18 City Manager Implementation. Seller shall implement this Agreement through the City Manager, acting on behalf of the Seller. The City Manager or his/her designee is hereby authorized by Seller to enter into agreements and sign documents referenced in this Agreement or reasonably required to implement this Agreement on behalf of Seller, issue approvals, interpretations or waivers and enter into certain amendments to this Agreement on behalf of Seller, to the extent that any such action(s) does/do not increase the monetary obligations of

Seller. All other actions shall require the consideration and approval of the Seller's governing body, unless expressly provided otherwise by action of the Seller's governing body. Nothing in this Section 6.18 shall restrict the submission to the Seller's governing body of any matter within the City Manager's authority under this Section 6.18, in the City Manager's sole and absolute discretion, to obtain the Seller's governing body's express and specific authorization on such matter. The specific intent of this Section 6.18 is to authorize certain actions on behalf of Seller by the City Manager, but not to require that such actions be taken by the City Manager including, without limitation, any extension(s) granted pursuant to Section 4.9, without consideration by the Seller's governing body.

6.19 Survival of Agreement. All of the provisions of this Agreement shall be applicable to any dispute between the Parties arising from this Agreement, whether prior to or following expiration or termination of this Agreement, until any such dispute is finally and completely resolved between the Parties, either by written settlement, entry of a non-appealable judgment or expiration of all applicable statutory limitations periods and all terms and conditions of this Agreement relating to dispute resolution, indemnity or limitations on damages or remedies shall survive any expiration or termination of this Agreement.

6.20 Counterparts. This Agreement shall be signed in three (3) triplicate originals, each of which is deemed to be an original. This Agreement includes twenty-six (26) pages and two (2) exhibits (each exhibit is incorporated into this Agreement by reference) that constitute the entire understanding and Agreement of the Parties regarding the subject matter of this Agreement.

6.21 Facsimile or Electronic Signatures. Signatures delivered by facsimile or electronic mail shall be binding as originals upon the Party so signing and delivering; provided, however, that original signature(s) of each Party shall be required for each document to be recorded.

[Signatures on following page]

**SIGNATURE PAGE
TO
REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW
INSTRUCTIONS
(Portion of Grant Avenue Commercial Property)**

IN WITNESS WHEREOF, the Parties have signed and entered into this Agreement by and through the signatures of their respective authorized representative(s) as follow:

SELLER:

CITY OF WINTERS, a California municipal corporation, acting as SUCCESSOR AGENCY TO THE DISOLVED COMMUNITY DEVELOPMENT AGENCY

By: _____
John W. Donlevy, Jr.
Executive Director

BUYER:

DOMUS DEVELOPMENT, LLC, a California limited liability company

By: Domus GP, LLC
a California limited liability company
a general partner

By: MNJ Development, LLC
a California limited liability company
a member

By: Newport Partners, LLC
A California limited liability company
Its sole member

By: _____
Monique Hastings,
Member/Manager

ESCROW AGENT CONSENT

PLACER TITLE COMPANY accepts that certain Real Property Purchase and Sale Agreement and Joint Escrow Instructions (Portion of Grant Avenue Commercial Property) dated _____, 2014, by and between the City of Winters, a California municipal corporation, acting as Successor Agency to the Dissolved Community Development Agency, and Domus Development, LLC, a California limited liability company, and agrees to act as "Escrow Agent" pursuant to such agreement and agrees to be bound by all provisions of such agreement applicable to it as the Escrow Agent.

ESCROW AGENT:

PLACER TITLE COMPANY

By: _____

Name: _____

Its: _____

Dated: _____

**EXHIBIT A
TO
REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW
INSTRUCTIONS
(Portion of Grant Avenue Commercial Property)**

Map of the Site

EXHIBIT A

**EXHIBIT B
TO
REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW
INSTRUCTIONS
(Portion of Grant Avenue Commercial Property)**

Seller Deed

[Attached behind this cover page]

EXHIBIT B

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

APN: _____

SPACE ABOVE FOR RECORDER'S USE ONLY
EXEMPT FROM RECORDING FEES – GOVT. CODE § 27383

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CITY OF WINTERS, a California municipal corporation ("**Transferor**"), does hereby grant to **DOMUS DEVELOPMENT, LLC**, a California limited liability company ("**Transferee**"), all right, title and interest of Transferor in that certain real property in the City of Winters, County of Yolo, State of California, specifically described in Exhibit "1" attached to this Grant Deed ("**Site**") and made a part of this Grant Deed by this reference.

Transferee covenants and agrees for itself, its successors, its assigns and every successor-in-interest to all or any portion of the Site, that there shall be no discrimination against or segregation of any person, or group of persons, on account of gender, sexual orientation, marital status, race, color, religion, creed, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Site nor shall Transferee, itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of purchasers, tenants, lessees, sub-tenants, sub-lessees or vendees of the Site. The covenant shall be a covenant running with the land and binding on successive owners of all or any portion of the Site, in perpetuity

The covenants contained herein shall run with the land and shall inure to the benefit of and be binding upon the Transferor and Transferee and their respective assigns, heirs and voluntary and involuntary successors in interest.

Dated: _____

CITY OF WINTERS, a California municipal corporation

By: _____
John W. Donlevy, Jr.
City Manager

**EXHIBIT "1"
TO
GRANT DEED**

Site Legal Description

That certain property situated in the City of Winters, County of Yolo, State of California described as follows:

CERTIFICATE OF ACCEPTANCE OF GRANT DEED

This is to certify that the interest in real property conveyed by the foregoing Grant Deed from the CITY OF WINTERS, a California municipal corporation, to DOMUS DEVELOPMENT, LLC, a California limited liability company, is hereby accepted by the undersigned officer on behalf of Grantee, through his signature below, and Grantee consents to recordation thereof by its duly authorized officer.

DOMUS DEVELOPMENT, LLC,
a California limited liability company

By: Domus GP, LLC,
a California limited liability company
a general partner

By: MNJ Development, LLC,
a California limited liability company
a member

By: Newport Partners, LLC,
a California limited liability company
its sole member

By: _____
Monique Hastings,
Member/Manager

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____ (here insert name and title of the officer), personally appeared _____, who 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 behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____ (here insert name and title of the officer), personally appeared _____, who 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 behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)