

**City of Sacramento as Successor Agency  
of the Redevelopment Agency of the City of Sacramento  
Annual Continuing Disclosure Report  
Fiscal Year 2013/14**

**Issue** 1999 Sacramento City Financing Authority  
Capital Improvement Revenue Bonds  
(Solid Waste and Redevelopment Projects)

**Par** \$ 71,180,000

**Issued** December 15, 1999

**CUSIP Numbers** 785849EG1  
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785849EJ5  
785849EK2  
785849NG1  
785849NH9  
785849MX5  
785849MY3

**RDA Dissolution Note** *As a result of legislation in the State of California (namely Assembly Bills 1X 26, 1X 27, and AB 1484), the City of Sacramento (City) has elected to serve as the Successor Agency to the Redevelopment Agency of the City of Sacramento (Successor Agency); and that under AB 1X 26, payment of debt service for bonds of a dissolved redevelopment agency is an “enforceable obligation” of the successor agency for redevelopment functions.*

**Fiscal Year Note** *The date of the end of the fiscal year for the Successor Agency has been modified from December 31 of each year to June 30 of each year. Please see EMMA Submittal ER535608 for full details at:  
<http://dataport.emma.msrb.org/ContinuingDisclosureView/ContinuingDisclosureDetails.aspx?submissionId=ER535608>.*

**Content of Annual Reports.**

**The Agency’s Annual Report shall contain or incorporate by reference the following:**

- (a) Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to governmental entities from time to time by the Governmental Accounting Standards Board.**

The City’s Comprehensive Annual Financial Report (CAFR) for the prior fiscal year is uploaded as a separate document to EMMA; it is projected that the CAFR will be presented to the City Council in early February.

At that time, the CAFR will also be available on the city's website at:

<http://portal.cityofsacramento.org/Finance/Accounting/Reporting>

- (b) A table showing the historical assessed values and tax increment revenues of properties located within the Redevelopment project for the five most recent years for which such information is then available (...) and an analysis of Tax Revenues (...), together with a statement of the debt service coverage ratios (...).**

This information is located in the Statistical Section of the City's CAFR.

See Exhibit A1 – [RASA] Assessed Values (Last Ten Fiscal Years).

See Exhibit A2 – [RASA] Outstanding Indebtedness and Debt Coverage.

- (c) A table showing the ten largest payers of secured property taxes in the Redevelopment Project for the most recent year for which such information is then available (...).**

This table is located in the Statistical Section of the City's CAFR.

See Exhibit B – [RASA] Largest Property Tax Payers (Last Fiscal Year and Nine Years Ago).

- (d) With respect to then pending appeals of assessed valuation of property within the Redevelopment Project, a description of any appeals by such ten largest property tax assesses in the Redevelopment Project.**

This information is located in the Statistical Section of the City's CAFR.

See Exhibit C – [RASA] Parcels Appealing Assessed Valuation.

- (e) A description of outstanding indebtedness payable from Tax Revenues and Housing Tax Revenues with respect to the Redevelopment Project.**

*Please note that as a result of legislation in the State of California (namely Assembly Bills 1X 26, 1X 27, and AB 1484), amounts formerly identified as Tax Revenues and Housing Tax Revenues are now distributed through a Redevelopment Property Tax Trust Fund (RPTTF) in an amount equal to obligations listed on a Recognized Obligation Payment Schedule (ROPS), as approved by the Department of Finance (DOF) for every six-month period.*

This information is located in the Statistical Section of the City's CAFR.

See Exhibit A2 – [RASA] Outstanding Indebtedness and Debt Coverage.

# EXHIBIT A1

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Assessed Value of Taxable Property<sup>(1) (2)</sup>**  
**Last Ten Fiscal Years**  
(in thousands)

| PROJECT AREA                            | Fiscal Year         |                     |                     |                     |                     |
|-----------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                         | 2005                | 2006                | 2007                | 2008                | 2009                |
| Merged Downtown                         |                     |                     |                     |                     |                     |
| Secured                                 | \$ 1,898,779        | \$ 1,961,343        | \$ 2,095,806        | \$ 2,203,787        | \$ 2,549,340        |
| Unsecured                               | 130,133             | 136,059             | 141,829             | 146,071             | 174,529             |
| Utility                                 | 5,282               | 5,280               | 5,274               | 4,107               | 997                 |
| Total                                   | <u>\$ 2,034,194</u> | <u>\$ 2,102,682</u> | <u>\$ 2,242,909</u> | <u>\$ 2,353,965</u> | <u>\$ 2,724,866</u> |
| Del Paso Heights                        |                     |                     |                     |                     |                     |
| Secured                                 | \$ 196,526          | \$ 260,127          | \$ 338,413          | \$ 393,968          | \$ 414,673          |
| Unsecured                               | 11,417              | 10,364              | 10,930              | 11,076              | 14,272              |
| Utility                                 | -                   | -                   | -                   | -                   | 1                   |
| Total                                   | <u>\$ 207,943</u>   | <u>\$ 270,491</u>   | <u>\$ 349,343</u>   | <u>\$ 405,044</u>   | <u>\$ 428,946</u>   |
| Alkali Flat                             |                     |                     |                     |                     |                     |
| Secured                                 | \$ 91,498           | \$ 96,749           | \$ 104,672          | \$ 122,660          | \$ 126,892          |
| Unsecured                               | 12,784              | 13,802              | 15,521              | 4,701               | 4,273               |
| Utility                                 | 37                  | 37                  | 37                  | -                   | -                   |
| Total                                   | <u>\$ 104,319</u>   | <u>\$ 110,588</u>   | <u>\$ 120,230</u>   | <u>\$ 127,361</u>   | <u>\$ 131,165</u>   |
| Oak Park                                |                     |                     |                     |                     |                     |
| Secured                                 | \$ 348,674          | \$ 441,020          | \$ 549,470          | \$ 618,602          | \$ 611,302          |
| Unsecured                               | 11,306              | 10,644              | 10,970              | 10,363              | 11,361              |
| Utility                                 | -                   | -                   | -                   | -                   | -                   |
| Total                                   | <u>\$ 359,980</u>   | <u>\$ 451,664</u>   | <u>\$ 560,440</u>   | <u>\$ 628,965</u>   | <u>\$ 622,663</u>   |
| River District (formerly Richards Blvd) |                     |                     |                     |                     |                     |
| Secured                                 | \$ 368,429          | \$ 383,756          | \$ 396,256          | \$ 404,185          | \$ 434,882          |
| Unsecured                               | 29,806              | 30,896              | 31,005              | 34,967              | 44,693              |
| Utility                                 | 37,775              | 37,533              | 2,759               | 4,120               | 4,120               |
| Total                                   | <u>\$ 436,010</u>   | <u>\$ 452,185</u>   | <u>\$ 430,020</u>   | <u>\$ 443,272</u>   | <u>\$ 483,695</u>   |
| North Sacramento                        |                     |                     |                     |                     |                     |
| Secured                                 | \$ 424,562          | \$ 469,556          | \$ 533,114          | \$ 581,880          | \$ 613,238          |
| Unsecured                               | 34,986              | 36,278              | 29,494              | 30,238              | 37,027              |
| Utility                                 | -                   | -                   | -                   | -                   | -                   |
| Total                                   | <u>\$ 459,548</u>   | <u>\$ 505,834</u>   | <u>\$ 562,608</u>   | <u>\$ 612,118</u>   | <u>\$ 650,265</u>   |

Notes: (1) Property is assessed at full cash value upon transfer of title and the assessed value is increased annually by the lesser of the rate of inflation or 2%.

(2) One percent is the maximum tax rate by state law.

# EXHIBIT A1

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Assessed Value of Taxable Property** <sup>(1) (2)</sup>  
**Last Ten Fiscal Years**  
(in thousands)

| PROJECT AREA                            | Fiscal Year         |                     |                     |                     |                     |
|-----------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                         | 2010                | 2011                | 2012                | 2013                | 2014                |
| Merged Downtown                         |                     |                     |                     |                     |                     |
| Secured                                 | \$ 2,656,453        | \$ 2,504,312        | \$ 2,427,850        | \$ 2,366,130        | \$ 2,300,993        |
| Unsecured                               | 172,285             | 160,110             | 145,125             | 137,567             | 132,581             |
| Utility                                 | 997                 | 997                 | 997                 | 770                 | 770                 |
| Total                                   | <u>\$ 2,829,735</u> | <u>\$ 2,665,419</u> | <u>\$ 2,573,972</u> | <u>\$ 2,504,467</u> | <u>\$ 2,434,344</u> |
| Del Paso Heights                        |                     |                     |                     |                     |                     |
| Secured                                 | \$ 317,546          | \$ 305,405          | \$ 286,172          | \$ 276,998          | \$ 289,856          |
| Unsecured                               | 37,627              | 17,112              | 10,267              | 9,550               | 12,659              |
| Utility                                 | 1                   | 1                   | 1                   | 1                   | 1                   |
| Total                                   | <u>\$ 355,174</u>   | <u>\$ 322,518</u>   | <u>\$ 296,440</u>   | <u>\$ 286,549</u>   | <u>\$ 302,516</u>   |
| Alkali Flat                             |                     |                     |                     |                     |                     |
| Secured                                 | \$ 132,387          | \$ 128,304          | \$ 121,651          | \$ 119,184          | \$ 112,883          |
| Unsecured                               | 4,759               | 3,740               | 2,962               | 4,982               | 3,224               |
| Utility                                 | -                   | -                   | -                   | -                   | -                   |
| Total                                   | <u>\$ 137,146</u>   | <u>\$ 132,044</u>   | <u>\$ 124,613</u>   | <u>\$ 124,166</u>   | <u>\$ 116,107</u>   |
| Oak Park                                |                     |                     |                     |                     |                     |
| Secured                                 | \$ 460,439          | \$ 438,987          | \$ 428,226          | \$ 427,642          | \$ 466,006          |
| Unsecured                               | 13,418              | 10,613              | 8,973               | 9,898               | 9,763               |
| Utility                                 | -                   | -                   | -                   | -                   | -                   |
| Total                                   | <u>\$ 473,857</u>   | <u>\$ 449,600</u>   | <u>\$ 437,199</u>   | <u>\$ 437,540</u>   | <u>\$ 475,769</u>   |
| River District (formerly Richards Blvd) |                     |                     |                     |                     |                     |
| Secured                                 | \$ 454,256          | \$ 405,518          | \$ 403,771          | \$ 396,061          | \$ 375,825          |
| Unsecured                               | 45,813              | 41,732              | 31,661              | 33,655              | 29,486              |
| Utility                                 | 4,200               | 4,200               | 4,264               | 4,779               | 4,779               |
| Total                                   | <u>\$ 504,269</u>   | <u>\$ 451,450</u>   | <u>\$ 439,696</u>   | <u>\$ 434,495</u>   | <u>\$ 410,090</u>   |
| North Sacramento                        |                     |                     |                     |                     |                     |
| Secured                                 | \$ 563,978          | \$ 555,744          | \$ 526,139          | \$ 506,029          | \$ 498,272          |
| Unsecured                               | 33,239              | 36,014              | 35,675              | 39,802              | 36,413              |
| Utility                                 | -                   | -                   | -                   | -                   | -                   |
| Total                                   | <u>\$ 597,217</u>   | <u>\$ 591,758</u>   | <u>\$ 561,814</u>   | <u>\$ 545,831</u>   | <u>\$ 534,685</u>   |

Notes: (1) Property is assessed at full cash value upon transfer of title and the assessed value is increased annually by the lesser of the rate of inflation or 2%.

(2) One percent is the maximum tax rate by state law.

# EXHIBIT A1

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Assessed Value of Taxable Property** <sup>(1) (2)</sup>  
**Last Ten Fiscal Years**  
(in thousands)

| PROJECT AREA       | Fiscal Year       |                   |                     |                     |                     |
|--------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
|                    | 2005              | 2006              | 2007                | 2008                | 2009                |
| Franklin Boulevard |                   |                   |                     |                     |                     |
| Secured            | \$ 450,740        | \$ 507,056        | \$ 566,043          | \$ 595,198          | \$ 615,732          |
| Unsecured          | 43,519            | 44,426            | 42,667              | 45,819              | 47,150              |
| Utility            | -                 | -                 | -                   | -                   | -                   |
| Total              | <u>\$ 494,259</u> | <u>\$ 551,482</u> | <u>\$ 608,710</u>   | <u>\$ 641,017</u>   | <u>\$ 662,882</u>   |
| Stockton Boulevard |                   |                   |                     |                     |                     |
| Secured            | \$ 306,436        | \$ 370,130        | \$ 417,045          | \$ 463,344          | \$ 476,809          |
| Unsecured          | 13,282            | 13,381            | 12,071              | 15,416              | 16,399              |
| Utility            | -                 | -                 | -                   | -                   | -                   |
| Total              | <u>\$ 319,718</u> | <u>\$ 383,511</u> | <u>\$ 429,116</u>   | <u>\$ 478,760</u>   | <u>\$ 493,208</u>   |
| Army Depot         |                   |                   |                     |                     |                     |
| Secured            | \$ 160,357        | \$ 402,960        | \$ 896,449          | \$ 995,435          | \$ 1,011,483        |
| Unsecured          | 98,651            | 88,155            | 104,420             | 145,115             | 118,889             |
| Utility            | 920               | 922               | 841                 | 578                 | 578                 |
| Total              | <u>\$ 259,928</u> | <u>\$ 492,037</u> | <u>\$ 1,001,710</u> | <u>\$ 1,141,128</u> | <u>\$ 1,130,950</u> |
| 65th Street        |                   |                   |                     |                     |                     |
| Secured            | \$ -              | \$ 203,524        | \$ 224,504          | \$ 243,734          | \$ 240,544          |
| Unsecured          | -                 | 165               | 26,401              | 22,673              | 29,115              |
| Utility            | -                 | 739               | 611                 | -                   | -                   |
| Total              | <u>\$ -</u>       | <u>\$ 204,428</u> | <u>\$ 251,516</u>   | <u>\$ 266,407</u>   | <u>\$ 269,659</u>   |
| Railyards          |                   |                   |                     |                     |                     |
| Secured            | \$ -              | \$ -              | \$ -                | \$ -                | \$ -                |
| Unsecured          | -                 | -                 | -                   | -                   | -                   |
| Utility            | -                 | -                 | -                   | -                   | -                   |
| Total              | <u>\$ -</u>       | <u>\$ -</u>       | <u>\$ -</u>         | <u>\$ -</u>         | <u>\$ -</u>         |

Notes: (1) Property is assessed at full cash value upon transfer of title and the assessed value is increased annually by the lesser of the rate of inflation or 2%.

(2) One percent is the maximum tax rate by state law.

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Source: County of Sacramento, Office of Auditor/Controller

# EXHIBIT A1

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Assessed Value of Taxable Property<sup>(1) (2)</sup>**  
**Last Ten Fiscal Years**  
(in thousands)

| PROJECT AREA       | Fiscal Year       |                   |                   |                   |                   |
|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                    | 2010              | 2011              | 2012              | 2013              | 2014              |
| Franklin Boulevard |                   |                   |                   |                   |                   |
| Secured            | \$ 571,385        | \$ 571,094        | \$ 554,662        | \$ 553,114        | \$ 556,190        |
| Unsecured          | 44,573            | 41,821            | 38,551            | 39,862            | 37,903            |
| Utility            | -                 | -                 | -                 | -                 | -                 |
| Total              | <u>\$ 615,958</u> | <u>\$ 612,915</u> | <u>\$ 593,213</u> | <u>\$ 592,976</u> | <u>\$ 594,093</u> |
| Stockton Boulevard |                   |                   |                   |                   |                   |
| Secured            | \$ 390,475        | \$ 372,566        | \$ 355,452        | \$ 334,059        | \$ 345,330        |
| Unsecured          | 16,598            | 17,048            | 17,468            | 17,101            | 17,293            |
| Utility            | -                 | -                 | -                 | -                 | -                 |
| Total              | <u>\$ 407,073</u> | <u>\$ 389,614</u> | <u>\$ 372,920</u> | <u>\$ 351,160</u> | <u>\$ 362,623</u> |
| Army Depot         |                   |                   |                   |                   |                   |
| Secured            | \$ 835,497        | \$ 826,480        | \$ 810,113        | \$ 790,956        | \$ 826,125        |
| Unsecured          | 120,863           | 119,918           | 116,198           | 116,489           | 149,382           |
| Utility            | 578               | 578               | 579               | 943               | 943               |
| Total              | <u>\$ 956,938</u> | <u>\$ 946,976</u> | <u>\$ 926,890</u> | <u>\$ 908,388</u> | <u>\$ 976,450</u> |
| 65th Street        |                   |                   |                   |                   |                   |
| Secured            | \$ 224,753        | \$ 242,905        | \$ 230,618        | \$ 229,458        | \$ 228,785        |
| Unsecured          | 25,010            | 25,040            | 25,808            | 17,346            | 14,536            |
| Utility            | -                 | -                 | -                 | -                 | -                 |
| Total              | <u>\$ 249,763</u> | <u>\$ 267,945</u> | <u>\$ 256,426</u> | <u>\$ 246,804</u> | <u>\$ 243,321</u> |
| Railyards          |                   |                   |                   |                   |                   |
| Secured            | \$ 49,467         | \$ 71,772         | \$ 80,928         | \$ 84,191         | \$ 80,200         |
| Unsecured          | -                 | 251               | 3,521             | 4,548             | 4,454             |
| Utility            | 641               | 680               | 768               | 771               | -                 |
| Total              | <u>\$ 50,108</u>  | <u>\$ 72,703</u>  | <u>\$ 85,217</u>  | <u>\$ 89,510</u>  | <u>\$ 84,654</u>  |

Notes: (1) Property is assessed at full cash value upon transfer of title and the assessed value is increased annually by the lesser of the rate of inflation or 2%.

(2) One percent is the maximum tax rate by state law.

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Source: County of Sacramento, Office of Auditor/Controller

## EXHIBIT A2

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Debt Coverage Analysis**  
**Last Ten Fiscal Years**  
(in thousands)

**RDA - All Project Areas**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ 32,843           | \$ 325                      | \$ 671            | \$ 31,847        | \$ 15,420   | 2.07                 | \$ NA            | \$ NA      | NA                  |
| 2005-06     | 36,549              | 325                         | 1,168             | 35,055           | 17,880      | 1.96                 | NA               | NA         | NA                  |
| 2006-07     | 40,781              | 292                         | 1,772             | 38,716           | 21,468      | 1.80                 | NA               | NA         | NA                  |
| 2007-08     | 44,436              | 456                         | 1,851             | 42,129           | 22,119      | 1.90                 | NA               | NA         | NA                  |
| 2008-09     | 48,016              | 600                         | 2,295             | 45,121           | 21,836      | 2.07                 | NA               | NA         | NA                  |
| 2009-10     | 42,876              | 438                         | 3,050             | 39,388           | 21,790      | 1.81                 | NA               | NA         | NA                  |
| 2010-11     | 35,280              | 580                         | 2,684             | 32,016           | 21,776      | 1.47                 | NA               | NA         | NA                  |
| 2011-12     | 42,334              | 726                         | 2,911             | 38,698           | 22,120      | 1.75                 | 6,008            | 28,128     | 1.38 (1)            |
| 2012-13     | 41,304              | 745                         | 2,556             | 38,003           | 22,087      | 1.72                 | 6,619            | 28,706     | 1.32                |
| 2013-14     | 47,395              | 687                         | 3,037             | 43,671           | 24,896      | 1.75                 | 5,123            | 30,019     | 1.45                |

**Merged Downtown**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ 22,090           | \$ 217                      | \$ -              | \$ 21,873        | \$ 12,546   | 1.74                 | \$ NA            | \$ NA      | NA                  |
| 2005-06     | 22,447              | 200                         | 261               | 21,986           | 14,319      | 1.54                 | NA               | NA         | NA                  |
| 2006-07     | 24,217              | 167                         | 496               | 23,554           | 16,162      | 1.46                 | NA               | NA         | NA                  |
| 2007-08     | 26,259              | 277                         | 502               | 25,480           | 16,541      | 1.54                 | NA               | NA         | NA                  |
| 2008-09     | 30,213              | 380                         | 484               | 29,349           | 16,090      | 1.82                 | NA               | NA         | NA                  |
| 2009-10     | 29,144              | 282                         | 1,606             | 27,256           | 16,072      | 1.70                 | NA               | NA         | NA                  |
| 2010-11     | 23,069              | 387                         | 1,454             | 21,228           | 16,051      | 1.32                 | NA               | NA         | NA                  |
| 2011-12     | 23,750              | 406                         | 807               | 22,537           | 16,254      | 1.39                 | 2,608            | 18,862     | 1.19 (1)            |
| 2012-13     | 23,260              | 419                         | 652               | 22,189           | 16,298      | 1.36                 | 2,655            | 18,953     | 1.17                |
| 2013-14     | 23,042              | 372                         | 580               | 22,090           | 18,686      | 1.18                 | 1,747            | 20,433     | 1.08                |

**Del Paso Heights**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ 2,269            | \$ 23                       | \$ 85             | \$ 2,160         | \$ 553      | 3.90                 | \$ NA            | \$ NA      | NA                  |
| 2005-06     | 3,172               | 28                          | 197               | 2,948            | 949         | 3.11                 | NA               | NA         | NA                  |
| 2006-07     | 3,837               | 29                          | 307               | 3,501            | 1,290       | 2.71                 | NA               | NA         | NA                  |
| 2007-08     | 4,181               | 27                          | 357               | 3,796            | 1,606       | 2.36                 | NA               | NA         | NA                  |
| 2008-09     | 4,079               | 51                          | 169               | 3,859            | 1,625       | 2.37                 | NA               | NA         | NA                  |
| 2009-10     | 3,222               | 33                          | 377               | 2,812            | 1,627       | 1.73                 | NA               | NA         | NA                  |
| 2010-11     | 2,901               | 45                          | 322               | 2,534            | 1,626       | 1.56                 | NA               | NA         | NA                  |
| 2011-12     | 2,551               | 44                          | 199               | 2,307            | 1,769       | 1.30                 | 100              | 1,869      | 1.23 (1)            |
| 2012-13     | 2,549               | 46                          | 194               | 2,309            | 1,644       | 1.40                 | 240              | 1,884      | 1.23                |
| 2013-14     | 2,853               | 44                          | 245               | 2,564            | 1,618       | 1.58                 | 230              | 1,848      | 1.39                |

Notes:

NA) Subordinate debt was not presented in prior years. Prior years information not available for River District, Franklin Boulevard, Army Depot and 65th Street.

(1) Revised to include 2008 B of A Public Capital Corp Debt.

## EXHIBIT A2

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Debt Coverage Analysis**  
**Last Ten Fiscal Years**

(in thousands)

**Alkali Flat**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ 984              | \$ 11                       | \$ 7              | \$ 966           | \$ 629      | 1.54                 | \$ NA            | \$ NA      | NA                  |
| 2005-06     | 1,061               | 11                          | 19                | 1,031            | 621         | 1.66                 | NA               | NA         | NA                  |
| 2006-07     | 1,168               | 9                           | 33                | 1,126            | 618         | 1.82                 | NA               | NA         | NA                  |
| 2007-08     | 1,270               | 14                          | 34                | 1,222            | 619         | 1.98                 | NA               | NA         | NA                  |
| 2008-09     | 1,234               | 17                          | 14                | 1,203            | 618         | 1.95                 | NA               | NA         | NA                  |
| 2009-10     | 1,253               | 15                          | 54                | 1,185            | 616         | 1.92                 | NA               | NA         | NA                  |
| 2010-11     | 1,106               | 18                          | 68                | 1,020            | 619         | 1.65                 | NA               | NA         | NA                  |
| 2011-12     | 1,077               | 18                          | 19                | 1,039            | 622         | 1.67                 | 463              | 1,085      | 0.96 <sup>(1)</sup> |
| 2012-13     | 1,049               | 19                          | 10                | 1,020            | 623         | 1.64                 | 467              | 1,090      | 0.94                |
| 2013-14     | 1,028               | 16                          | 9                 | 1,003            | 612         | 1.64                 | 461              | 1,073      | 0.93                |

**Oak Park**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ 3,836            | \$ 39                       | \$ 119            | \$ 3,678         | \$ 1,370    | 2.68                 | \$ NA            | \$ NA      | NA                  |
| 2005-06     | 4,957               | 44                          | 274               | 4,639            | 1,686       | 2.75                 | NA               | NA         | NA                  |
| 2006-07     | 5,939               | 45                          | 404               | 5,490            | 2,846       | 1.93                 | NA               | NA         | NA                  |
| 2007-08     | 6,255               | 69                          | 409               | 5,777            | 2,769       | 2.09                 | NA               | NA         | NA                  |
| 2008-09     | 5,854               | 73                          | 381               | 5,400            | 2,767       | 1.95                 | NA               | NA         | NA                  |
| 2009-10     | 4,213               | 49                          | 372               | 3,792            | 2,757       | 1.38                 | NA               | NA         | NA                  |
| 2010-11     | 3,871               | 60                          | 314               | 3,498            | 2,761       | 1.27                 | NA               | NA         | NA                  |
| 2011-12     | 3,772               | 63                          | 150               | 3,559            | 2,756       | 1.29                 | 103              | 2,859      | 1.24 <sup>(1)</sup> |
| 2012-13     | 3,841               | 67                          | 151               | 3,623            | 2,794       | 1.30                 | 183              | 2,977      | 1.22                |
| 2013-14     | 4,364               | 67                          | 244               | 4,053            | 2,891       | 1.40                 | 34               | 2,925      | 1.39                |

**River District**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ NA               | \$ NA                       | \$ NA             | \$ NA            | \$ -        | -                    | \$ NA            | \$ NA      | NA                  |
| 2005-06     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2006-07     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2007-08     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2008-09     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2009-10     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2010-11     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2011-12     | 1,372               | 25                          | 246               | 1,100            | -           | -                    | 494              | 494        | 2.23 <sup>(1)</sup> |
| 2012-13     | 1,294               | 26                          | 227               | 1,041            | -           | -                    | 654              | 654        | 1.59                |
| 2013-14     | 5,735               | 20                          | 259               | 5,456            | -           | -                    | 646              | 646        | 8.45                |

Notes:

NA) Subordinate debt was not presented in prior years. Prior years information not available for River District, Franklin Boulevard, Army Depot and 65th Street.

<sup>(1)</sup> Revised to include 2008 B of A Public Capital Corp Debt.



## EXHIBIT A2

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Debt Coverage Analysis**  
**Last Ten Fiscal Years**  
(in thousands)

**North Sacramento**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ 2,167            | \$ 21                       | \$ 253            | \$ 1,893         | \$ 322      | 5.88                 | \$ NA            | \$ NA      | NA                  |
| 2005-06     | 2,620               | 24                          | 249               | 2,347            | 305         | 7.68                 | NA               | NA         | NA                  |
| 2006-07     | 3,063               | 24                          | 194               | 2,845            | 436         | 6.53                 | NA               | NA         | NA                  |
| 2007-08     | 3,542               | 38                          | 198               | 3,305            | 468         | 7.06                 | NA               | NA         | NA                  |
| 2008-09     | 3,787               | 46                          | 291               | 3,450            | 528         | 6.53                 | NA               | NA         | NA                  |
| 2009-10     | 3,087               | 36                          | 237               | 2,814            | 530         | 5.30                 | NA               | NA         | NA                  |
| 2010-11     | 2,722               | 45                          | 209               | 2,468            | 528         | 4.68                 | NA               | NA         | NA                  |
| 2011-12     | 2,439               | 44                          | 187               | 2,208            | 539         | 4.10                 | 629              | 1,168      | 1.89 <sup>(1)</sup> |
| 2012-13     | 2,323               | 44                          | 165               | 2,114            | 537         | 3.94                 | 779              | 1,316      | 1.61                |
| 2013-14     | 2,303               | 38                          | 247               | 2,018            | 909         | 2.22                 | 393              | 1,302      | 1.55                |

**Franklin Boulevard**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage  |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|----------------------|
| 2004-05     | \$ NA               | \$ NA                       | \$ NA             | \$ NA            | \$ -        | -                    | \$ NA            | \$ NA      | NA                   |
| 2005-06     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                   |
| 2006-07     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                   |
| 2007-08     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                   |
| 2008-09     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                   |
| 2009-10     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                   |
| 2010-11     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                   |
| 2011-12     | 2,225               | 39                          | 184               | 2,002            | -           | -                    | 100              | 100        | 20.02 <sup>(1)</sup> |
| 2012-13     | 2,354               | 41                          | 195               | 2,118            | -           | -                    | 109              | 109        | 19.43                |
| 2013-14     | 2,414               | 38                          | 189               | 2,187            | -           | -                    | 99               | 99         | 22.09                |

**Stockton Boulevard**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ 1,497            | \$ 14                       | \$ 207            | \$ 1,276         | \$ -        | -                    | \$ NA            | \$ NA      | NA                  |
| 2005-06     | 2,293               | 19                          | 169               | 2,105            | -           | -                    | NA               | NA         | NA                  |
| 2006-07     | 2,557               | 19                          | 338               | 2,200            | 115         | 19.16                | NA               | NA         | NA                  |
| 2007-08     | 2,930               | 31                          | 350               | 2,548            | 115         | 22.20                | NA               | NA         | NA                  |
| 2008-09     | 2,849               | 33                          | 957               | 1,860            | 208         | 8.92                 | NA               | NA         | NA                  |
| 2009-10     | 1,957               | 22                          | 405               | 1,529            | 187         | 8.19                 | NA               | NA         | NA                  |
| 2010-11     | 1,611               | 26                          | 317               | 1,268            | 191         | 6.63                 | NA               | NA         | NA                  |
| 2011-12     | 1,496               | 26                          | 387               | 1,083            | 180         | 6.02                 | 250              | 430        | 2.52 <sup>(1)</sup> |
| 2012-13     | 1,369               | 24                          | 329               | 1,016            | 191         | 5.32                 | 261              | 452        | 2.25                |
| 2013-14     | 1,420               | 24                          | 377               | 1,019            | 180         | 5.66                 | 245              | 425        | 2.40                |

Notes:

NA) Subordinate debt was not presented in prior years. Prior years information not available for River District, Franklin Boulevard, Army Depot and 65th Street.

<sup>(1)</sup> Revised to include 2008 B of A Public Capital Corp Debt.

## EXHIBIT A2

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Debt Coverage Analysis**  
**Last Ten Fiscal Years**  
(in thousands)

**Army Depot**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ NA               | \$ NA                       | \$ NA             | \$ NA            | \$ -        | -                    | \$ NA            | \$ NA      | NA                  |
| 2005-06     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2006-07     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2007-08     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2008-09     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2009-10     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2010-11     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2011-12     | 2,617               | 44                          | 523               | 2,050            | -           | -                    | 737              | 737        | 2.78 <sup>(1)</sup> |
| 2012-13     | 2,342               | 43                          | 452               | 1,847            | -           | -                    | 748              | 748        | 2.47                |
| 2013-14     | 3,200               | 50                          | 643               | 2,507            | -           | -                    | 735              | 735        | 3.41                |

**65th Street**

| Fiscal Year | Total Tax Increment | Property Tax Collection Fee | AB 1290 Pass thru | Net Tax Revenues | Senior Debt | Senior Debt Coverage | Subordinate Debt | Total Debt | Total Debt Coverage |
|-------------|---------------------|-----------------------------|-------------------|------------------|-------------|----------------------|------------------|------------|---------------------|
| 2004-05     | \$ NA               | \$ NA                       | \$ NA             | \$ NA            | \$ -        | -                    | \$ NA            | \$ NA      | NA                  |
| 2005-06     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2006-07     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2007-08     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2008-09     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2009-10     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2010-11     | NA                  | NA                          | NA                | NA               | -           | -                    | NA               | NA         | NA                  |
| 2011-12     | 1,035               | 17                          | 207               | 811              | -           | -                    | 524              | 524        | 1.55 <sup>(1)</sup> |
| 2012-13     | 923                 | 16                          | 181               | 726              | -           | -                    | 523              | 523        | 1.39                |
| 2013-14     | 834                 | 14                          | 185               | 635              | -           | -                    | 506              | 506        | 1.25                |

Notes:

NA) Subordinate debt was not presented in prior years. Prior years information not available for River District, Franklin Boulevard, Army Depot and 65th Street.

<sup>(1)</sup> Revised to include 2008 B of A Public Capital Corp Debt.

## EXHIBIT B

**City of Sacramento  
 Successor Agency Trust Fund  
 Principal Property Taxpayers - Merged Downtown  
 Current Fiscal Year and Nine Years Ago**  
 (in thousands)

| Assessee                                          | 2014                         |      |                                                  | 2005          |      |                                   |
|---------------------------------------------------|------------------------------|------|--------------------------------------------------|---------------|------|-----------------------------------|
|                                                   | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value | Rank | Percentage of Total Taxable Value |
| Hines Sacramento Wells Fargo Center               | \$ 206,544                   | 1    | 8.48%                                            | \$ -          | -    | -                                 |
| 621 Capitol Mall LLC                              | 125,470                      | 2    | 5.15%                                            | -             | -    | -                                 |
| 500 Capitol Mall LLC                              | 118,033                      | 3    | 4.85%                                            | -             | -    | -                                 |
| 300 Capitol Associates NF LP                      | 109,000                      | 4    | 4.48%                                            | -             | -    | -                                 |
| CIM/980 9th Street Sacramento LP                  | 98,981                       | 5    | 4.07%                                            | -             | -    | -                                 |
| CIM/J Street Hotel Sacramento LP                  | 74,498                       | 6    | 3.06%                                            | -             | -    | -                                 |
| Capitol Regency LLC                               | 74,237                       | 7    | 3.05%                                            | -             | -    | -                                 |
| 1325 J Street LLC                                 | 68,282                       | 8    | 2.80%                                            | -             | -    | -                                 |
| 1415 Meridian Plaza LLC/Valley View Investors LLC | 65,149                       | 9    | 2.68%                                            | -             | -    | -                                 |
| KW Captowers LLC                                  | 64,987                       | 10   | 2.67%                                            | -             | -    | -                                 |
| Teachers Insurance/Annuity Assn of America        | -                            | -    | -                                                | 191,129       | 1    | 9.94%                             |
| EOP-400 Capital Mall LLC                          | -                            | -    | -                                                | 146,210       | 2    | 7.61%                             |
| VV USA City LP                                    | -                            | -    | -                                                | 88,047        | 3    | 4.58%                             |
| RT Sacramento Funding Company Inc.                | -                            | -    | -                                                | 68,438        | 4    | 3.56%                             |
| Rubicon NGP Sacramento CA LLP                     | -                            | -    | -                                                | 67,320        | 5    | 3.50%                             |
| Sacramento Hotel Corporation                      | -                            | -    | -                                                | 65,322        | 6    | 3.40%                             |
| CA Assn Hosp/Hlth Sym (Tsakopoulos Family)        | -                            | -    | -                                                | 40,679        | 7    | 2.12%                             |
| Health Property Associates                        | -                            | -    | -                                                | 39,955        | 8    | 2.08%                             |
| Downtown Plaza                                    | -                            | -    | -                                                | 39,295        | 9    | 2.04%                             |
| Mart Family LLC/Senator Building LLC/ETA          | -                            | -    | -                                                | 34,629        | 10   | 1.80%                             |
| Sub Total                                         | 1,005,181                    |      | 41.29%                                           | 781,024       |      | 40.64%                            |
| All Other Taxpayers                               | 1,429,163                    |      | 58.71%                                           | 1,141,003     |      | 59.36%                            |
| Total                                             | \$ 2,434,344                 |      | 100.00%                                          | \$ 1,922,027  |      | 100.00%                           |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
 (2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Del Paso Heights**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

| Assessee                               | 2014                         |      |                                                  | 2005              |      |                                   |
|----------------------------------------|------------------------------|------|--------------------------------------------------|-------------------|------|-----------------------------------|
|                                        | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value     | Rank | Percentage of Total Taxable Value |
| Greater Sacramento Urban League        | \$ 6,112                     | 1    | 2.02%                                            | \$ -              | -    | -                                 |
| Research Properties                    | 5,272                        | 2    | 1.74%                                            | 4,744             | 2    | 1.26%                             |
| BM Ventures LLC                        | 4,700                        | 3    | 1.55%                                            | -                 | -    | -                                 |
| Woodhaven Senior Residences            | 4,448                        | 4    | 1.47%                                            | 3,996             | 3    | 1.06%                             |
| John A/ Leta K Nichols 1994 Rev Trust  | 2,776                        | 5    | 0.92%                                            | 2,491             | 7    | 0.66%                             |
| US Rentals Inc.                        | 2,476                        | 6    | 0.82%                                            | 3,383             | 5    | 0.90%                             |
| Proffutt Limited Partnership           | 2,151                        | 7    | 0.71%                                            | -                 | -    | -                                 |
| 23002 Moulton Parkway LLC              | 1,842                        | 8    | 0.61%                                            | -                 | -    | -                                 |
| Lundbom Sacramento Realty INVS LP      | 1,547                        | 9    | 0.51%                                            | -                 | -    | -                                 |
| Providence Comm'l Props LLC            | 1,453                        | 10   | 0.48%                                            | -                 | -    | -                                 |
| Northland Village Associates           | -                            | -    | -                                                | 6,296             | 1    | 1.67%                             |
| Lundblom Family Trust                  | -                            | -    | -                                                | 3,985             | 4    | 1.06%                             |
| Harry & Mariann Brix 1993 Family Trust | -                            | -    | -                                                | 2,498             | 6    | 0.66%                             |
| Maki Stephen                           | -                            | -    | -                                                | 1,923             | 8    | 0.51%                             |
| 1980 Tyler Family Trust                | -                            | -    | -                                                | 1,547             | 9    | 0.41%                             |
| Northland Village Associates           | -                            | -    | -                                                | 1,426             | 10   | 0.38%                             |
| Sub Total                              | 32,777                       |      | 10.83%                                           | 32,289            |      | 8.56%                             |
| All Other Taxpayers                    | 269,739                      |      | 89.17%                                           | 344,793           |      | 91.44%                            |
| Total                                  | <u>\$ 302,516</u>            |      | <u>100.00%</u>                                   | <u>\$ 377,082</u> |      | <u>100.00%</u>                    |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento  
 Successor Agency Trust Fund  
 Principal Property Taxpayers - Alkali Flat  
 Current Fiscal Year and Nine Years Ago**  
 (in thousands)

| Assessee                                       | 2014                         |      |                                                  | 2005          |      |                                   |
|------------------------------------------------|------------------------------|------|--------------------------------------------------|---------------|------|-----------------------------------|
|                                                | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value | Rank | Percentage of Total Taxable Value |
| Hearst-Argyle Stations Inc.                    | \$ 19,015                    | 1    | 16.38%                                           | \$ 20,309     | 1    | 15.64%                            |
| City Park Apartment Homes LLC                  | 8,725                        | 2    | 14.17%                                           | -             | -    | -                                 |
| GMA Investors LP                               | 7,599                        | 3    | 6.54%                                            | -             | -    | -                                 |
| CC/B Holdings Inc.                             | 5,840                        | 4    | 5.03%                                            | -             | -    | -                                 |
| Realty Advisors Inc.                           | 5,490                        | 5    | 4.73%                                            | 9,271         | 3    | 7.14%                             |
| John Dailey Trust/Charles D. Deloney           | 1,959                        | 6    | 1.69%                                            | 1,758         | 7    | -                                 |
| 700 E Street Building Partner                  | 1,665                        | 7    | 1.43%                                            | 1,870         | 6    | 1.44%                             |
| Tarpin Samuel D                                | 1,468                        | 8    | 1.26%                                            | -             | -    | -                                 |
| 520 Ninth Street                               | 1,450                        | 9    | 1.25%                                            | 1,953         | 5    | 1.50%                             |
| Adrian L./Michelle J. Randolph Family Trust    | 1,341                        | 10   | 1.15%                                            | -             | -    | -                                 |
| Crystal Cream/Butter Holdings, Inc.            | -                            | -    | -                                                | 12,265        | 2    | 9.44%                             |
| US Housing Partners II LP                      | -                            | -    | -                                                | 3,709         | 4    | 2.86%                             |
| Miller Mary/Simone A./James O./Fitzgerald/ETAL | -                            | -    | -                                                | 1,737         | 8    | 1.34%                             |
| James Fortino Trust/Court on G Inc.            | -                            | -    | -                                                | 1,658         | 9    | 1.28%                             |
| Washington Square III                          | -                            | -    | -                                                | 1,595         | 10   | 1.23%                             |
| Sub Total                                      | 54,552                       |      | 46.98%                                           | 56,125        |      | 43.21%                            |
| All Other Taxpayers                            | 61,555                       |      | 53.02%                                           | 73,765        |      | 56.79%                            |
| Total                                          | \$ 116,107                   |      | 100.00%                                          | \$ 129,890    |      | 100.00%                           |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
 (2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento  
Successor Agency Trust Fund  
Principal Property Taxpayers - Oak Park  
Current Fiscal Year and Nine Years Ago**  
(in thousands)

| Assessee                                    | 2014                         |      |                                                  | 2005              |      |                                   |
|---------------------------------------------|------------------------------|------|--------------------------------------------------|-------------------|------|-----------------------------------|
|                                             | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value     | Rank | Percentage of Total Taxable Value |
| Rainbow Baking Co of Sac Valley             | \$ 26,543                    | 1    | 5.58%                                            | \$ 19,312         | 2    | 2.26%                             |
| Regents University CA                       | 10,561                       | 2    | 2.22%                                            | 11,079            | 4    | 1.30%                             |
| US Bank National Association                | 5,324                        | 3    | 1.12%                                            | -                 | -    | -                                 |
| Crestwood Medical Center Hospital           | 4,339                        | 4    | 0.91%                                            | 4,003             | 9    | 0.47%                             |
| Security Public Storage                     | 3,715                        | 5    | 0.78%                                            | -                 | -    | -                                 |
| Edmar Invs LLC                              | 3,196                        | 6    | 0.67%                                            | 3,331             | 10   | 0.39%                             |
| St. Hope Academy                            | 1,823                        | 7    | 0.38%                                            | -                 | -    | -                                 |
| John C. Skinner 2001 Living Trust           | 1,819                        | 8    | 0.38%                                            | -                 | -    | -                                 |
| SRR Trading LLC                             | 1,445                        | 9    | 0.30%                                            | -                 | -    | -                                 |
| Corky Bob LLC                               | 1,406                        | 10   | 0.30%                                            | -                 | -    | -                                 |
| University of the Pacific                   | -                            | -    | -                                                | 21,014            | 1    | 2.46%                             |
| Glassrock Partnership                       | -                            | -    | -                                                | 18,592            | 3    | 2.18%                             |
| St. Paul Baptist Church of Sacramento Corp. | -                            | -    | -                                                | 9,168             | 5    | 1.07%                             |
| Stockton/Broadway Partners                  | -                            | -    | -                                                | 5,662             | 6    | 0.66%                             |
| Ticon III LP                                | -                            | -    | -                                                | 5,441             | 7    | 0.64%                             |
| Sac Properties LLC                          | -                            | -    | -                                                | 4,737             | 8    | 0.56%                             |
| Sub Total                                   | 60,171                       |      | 12.65%                                           | 102,339           |      | 12.00%                            |
| All Other Taxpayers                         | 415,598                      |      | 87.35%                                           | 750,812           |      | 88.00%                            |
| Total                                       | <u>\$ 475,769</u>            |      | <u>100.00%</u>                                   | <u>\$ 853,151</u> |      | <u>100.00%</u>                    |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento  
Successor Agency Trust Fund  
Principal Property Taxpayers - River District  
Current Fiscal Year and Nine Years Ago**  
(in thousands)

| Assessee                              | 2014                         |      |                                                  | 2005          |      |                                   |
|---------------------------------------|------------------------------|------|--------------------------------------------------|---------------|------|-----------------------------------|
|                                       | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value | Rank | Percentage of Total Taxable Value |
| California Almond Growers             | \$ 70,011                    | 1    | 17.07%                                           | \$ 56,965     | 1    | 12.94%                            |
| Grove River District LLC              | 34,178                       | 2    | 8.33%                                            | -             | -    | -                                 |
| Mendell Allan/Etal                    | 8,843                        | 3    | 2.16%                                            | -             | -    | -                                 |
| Capitol Station 65 LLC                | 7,693                        | 4    | 1.88%                                            | 8,819         | 9    | 2.00%                             |
| Dos Rios Venture                      | 6,313                        | 5    | 1.54%                                            | -             | -    | -                                 |
| BA Hotel LLC                          | 5,628                        | 6    | 1.37%                                            | -             | -    | -                                 |
| BRE / LQ Props LLC                    | 5,517                        | 7    | 1.35%                                            | -             | -    | -                                 |
| Vida N Anello Revocable Living Trust  | 5,268                        | 8    | 1.28%                                            | -             | -    | -                                 |
| Henderson Enterprises L P             | 5,227                        | 9    | 1.27%                                            | -             | -    | -                                 |
| Detmer Family Limited Partnership     | 5,021                        | 10   | 1.22%                                            | -             | -    | -                                 |
| Grove Investment Company              | -                            | -    | -                                                | 27,975        | 2    | 6.36%                             |
| Sunstone OP Properties LLC            | -                            | -    | -                                                | 18,676        | 3    | 4.24%                             |
| Richard Blvd. Partners                | -                            | -    | -                                                | 17,666        | 4    | 4.01%                             |
| CCAA Partners LLC/Bruce W. Bell/et al | -                            | -    | -                                                | 14,195        | 5    | 3.23%                             |
| Ice Bear Inc. (Sequoia Pacific)       | -                            | -    | -                                                | 10,574        | 6    | 2.40%                             |
| LaQuinta Development Partner          | -                            | -    | -                                                | 10,208        | 7    | 2.32%                             |
| CTF4-American River LLC               | -                            | -    | -                                                | 9,816         | 8    | 2.23%                             |
| Grove Investment Company              | -                            | -    | -                                                | 6,874         | 10   | 1.56%                             |
| Sub Total                             | 153,699                      |      | 37.48%                                           | 181,768       |      | 41.30%                            |
| All Other Taxpayers                   | 256,391                      |      | 62.52%                                           | 258,346       |      | 58.70%                            |
| Total                                 | \$ 410,090                   |      | 100.00%                                          | \$ 440,114    |      | 100.00%                           |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.

(2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento  
 Successor Agency Trust Fund  
 Principal Property Taxpayers - North Sacramento  
 Current Fiscal Year and Nine Years Ago**  
 (in thousands)

| Assessee                           | 2014                         |      |                                                  | 2005          |      |                                   |
|------------------------------------|------------------------------|------|--------------------------------------------------|---------------|------|-----------------------------------|
|                                    | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value | Rank | Percentage of Total Taxable Value |
| Westcore Delta LLC                 | \$ 34,839                    | 1    | 6.52%                                            | \$ -          | -    | -                                 |
| Seven-up Bottling Company          | 32,201                       | 2    | 6.02%                                            | 19,544        | 3    | 3.22%                             |
| Price Company                      | 21,576                       | 3    | 4.04%                                            | 17,151        | 4    | 2.83%                             |
| McCuen Acoma Street Investors      | 11,862                       | 4    | 2.22%                                            | 10,641        | 8    | 1.75%                             |
| Meriliz Incorporated               | 9,133                        | 5    | 1.71%                                            | -             | -    | -                                 |
| North Sacramento Land Company      | 8,156                        | 6    | 1.53%                                            | 15,804        | 5    | 2.61%                             |
| Sutter Medical Foundation          | 7,999                        | 7    | 1.50%                                            | -             | -    | -                                 |
| Recreational Equipment Inc.        | 7,563                        | 8    | 1.41%                                            | -             | -    | -                                 |
| Sent Expo Pointe LLC               | 7,485                        | 9    | 1.40%                                            | -             | -    | -                                 |
| 2006 Tcherkoyan Family Trust       | 5,845                        | 10   | 1.09%                                            | 6,624         | 10   | 1.09%                             |
| PD Hotel Associates LLC            | -                            | -    | -                                                | 28,401        | 1    | 4.68%                             |
| JB Management LP                   | -                            | -    | -                                                | 27,182        | 2    | 4.48%                             |
| Calvary Christian Church Center    | -                            | -    | -                                                | 21,220        | 6    | 3.50%                             |
| SVN Sacramento LLC                 | -                            | -    | -                                                | 10,717        | 7    | 1.77%                             |
| Carl P. Schalansky Revocable Trust | -                            | -    | -                                                | 6,977         | 9    | 1.15%                             |
| Sub Total                          | 146,659                      |      | 27.43%                                           | 164,261       |      | 27.08%                            |
| All Other Taxpayers                | 388,026                      |      | 72.57%                                           | 442,367       |      | 72.92%                            |
| Total                              | \$ 534,685                   |      | 100.00%                                          | \$ 606,628    |      | 100.00%                           |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.

(2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor



## EXHIBIT B

**City of Sacramento  
Successor Agency Trust Fund  
Principal Property Taxpayers - Franklin Boulevard  
Current Fiscal Year and Nine Years Ago**  
(in thousands)

| Assessee                                          | 2014                         |      |                                                  | 2005          |      |                                   |
|---------------------------------------------------|------------------------------|------|--------------------------------------------------|---------------|------|-----------------------------------|
|                                                   | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value | Rank | Percentage of Total Taxable Value |
| 6200 Franklin LLC                                 | \$ 39,898                    | 1    | 6.72%                                            | \$ -          | -    | -                                 |
| Western Village LP                                | 9,576                        | 2    | 1.61%                                            | -             | -    | -                                 |
| United States Cold Storage                        | 9,408                        | 3    | 1.58%                                            | 8,623         | 2    | 1.33%                             |
| Rosedown Associates LLC                           | 6,002                        | 4    | 1.01%                                            | -             | -    | -                                 |
| Sacto Childrens Home                              | 5,529                        | 5    | 0.93%                                            | -             | -    | -                                 |
| Extra Space Props Ninety Four Limited Partnership | 4,299                        | 6    | 0.72%                                            | -             | -    | -                                 |
| SEI/PSP VI Joint Ventures                         | 4,234                        | 7    | 0.71%                                            | 2,608         | 10   | 0.40%                             |
| Bowling Green Associates                          | 4,075                        | 8    | 0.69%                                            | -             | -    | -                                 |
| Con-Way Western Express Inc.                      | 3,748                        | 9    | 0.63%                                            | -             | -    | -                                 |
| 47th Street Associates LLC                        | 3,659                        | 10   | 0.62%                                            | -             | -    | -                                 |
| Campbell Soup                                     | -                            | -    | -                                                | 145,818       | 1    | 22.51%                            |
| Preservation Southpointe LP                       | -                            | -    | -                                                | 7,547         | 3    | 1.16%                             |
| Rosedown Apartments LLC                           | -                            | -    | -                                                | 6,857         | 4    | 1.06%                             |
| Con-Way Western Express Inc.                      | -                            | -    | -                                                | 3,787         | 5    | 0.58%                             |
| Bowling Green Associates                          | -                            | -    | -                                                | 3,655         | 6    | 0.56%                             |
| MH Southgate Investors                            | -                            | -    | -                                                | 3,599         | 7    | 0.56%                             |
| Tesco Controls Inc.                               | -                            | -    | -                                                | 3,215         | 8    | 0.50%                             |
| Chateau Lang Apartments LLC                       | -                            | -    | -                                                | 2,864         | 9    | 0.44%                             |
| Sub Total                                         | 90,428                       |      | 15.22%                                           | 188,573       |      | 29.11%                            |
| All Other Taxpayers                               | 503,665                      |      | 84.78%                                           | 459,250       |      | 70.89%                            |
| Total                                             | \$ 594,093                   |      | 100.00%                                          | \$ 647,823    |      | 100.00%                           |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.

(2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Stockton Boulevard**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

| Assessee                              | 2014                         |      |                                                  | 2005          |      |                                   |
|---------------------------------------|------------------------------|------|--------------------------------------------------|---------------|------|-----------------------------------|
|                                       | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value | Rank | Percentage of Total Taxable Value |
| Stockton Plaza Partners LLC           | \$ 11,666                    | 1    | 3.22%                                            | -             | -    | -                                 |
| EKG Investors LLC                     | 10,205                       | 2    | 2.81%                                            | -             | -    | -                                 |
| John M/Nancy M Kehriotis Living Trust | 7,577                        | 3    | 2.09%                                            | 6,797         | 5    | 1.35%                             |
| Little Saigon Plaza LLC               | 7,415                        | 4    | 2.04%                                            | -             | -    | -                                 |
| NT Stockton Investors LLC             | 6,093                        | 5    | 1.68%                                            | -             | -    | -                                 |
| SF 3 LLC                              | 4,725                        | 6    | 1.30%                                            | -             | -    | -                                 |
| Ralphs Grocery Company                | 4,687                        | 7    | -                                                | 5,602         | 8    | 1.11%                             |
| Mulleian Investments LLC              | 4,646                        | 8    | 1.28%                                            | 6,129         | 7    | 1.22%                             |
| Brittany Arms LLC                     | 4,547                        | 9    | 1.25%                                            | 5,202         | 10   | 1.03%                             |
| ESS Prisa II LLC                      | 4,430                        | 10   | 1.22%                                            | -             | -    | -                                 |
| Azure Park Apartments LLC             | -                            | -    | -                                                | 11,493        | 1    | 2.28%                             |
| Western Investment Real Estate        | -                            | -    | -                                                | 9,421         | 2    | 1.87%                             |
| Gonzalez Jaime/Gloria                 | -                            | -    | -                                                | 8,670         | 3    | 1.72%                             |
| CCI Stockridge SAC LLC                | -                            | -    | -                                                | 8,484         | 4    | 1.68%                             |
| Preferred Properties LLC              | -                            | -    | -                                                | 6,641         | 6    | 1.32%                             |
| ESS Prisa II LLC                      | -                            | -    | -                                                | 5,251         | 9    | 1.04%                             |
| Sub Total                             | 65,991                       |      | 18.20%                                           | 73,690        |      | 14.63%                            |
| All Other Taxpayers                   | 296,632                      |      | 81.80%                                           | 430,051       |      | 85.37%                            |
| Total                                 | \$ 362,623                   |      | 100.00%                                          | \$ 503,741    |      | 100.00%                           |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento  
Successor Agency Trust Fund  
Principal Property Taxpayers - Army Depot  
Current Fiscal Year and Nine Years Ago**  
(in thousands)

| Assessee                                | 2014                         |      |                                                  | 2005                |      |                                   |
|-----------------------------------------|------------------------------|------|--------------------------------------------------|---------------------|------|-----------------------------------|
|                                         | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value       | Rank | Percentage of Total Taxable Value |
| R/G Hayward LLC                         | \$ 15,555                    | 1    | 1.59%                                            | \$ 11,898           | 4    | 1.02%                             |
| Engineered Polymer Solutions Inc.       | 14,700                       | 2    | 1.51%                                            | 4,973               | 10   | 0.43%                             |
| Central Valley Industrial Core Holdings | 11,061                       | 3    | 1.13%                                            | -                   | -    | -                                 |
| Elder Creek Transfer/Recovery Inc.      | 9,158                        | 4    | 0.94%                                            | 10,313              | 6    | 0.88%                             |
| Air Products Manufacturing Corporation  | 8,412                        | 5    | 0.86%                                            | -                   | -    | -                                 |
| Conrad Ethan                            | 6,584                        | 6    | 0.67%                                            | -                   | -    | -                                 |
| Massie & Company                        | 6,100                        | 7    | 0.62%                                            | -                   | -    | -                                 |
| Teichert Land Co                        | 5,862                        | 8    | 0.60%                                            | -                   | -    | -                                 |
| C/S Logistics Sacramento/Tracy LLC      | 5,800                        | 9    | 0.59%                                            | 9,233               | 7    | 0.79%                             |
| Power Inn Business Park LLC             | 5,362                        | 10   | 0.55%                                            | -                   | -    | -                                 |
| Proctor/Gamble Manufacturing Co.        | -                            | -    | -                                                | 64,908              | 1    | 5.55%                             |
| Crystal Cream/Butter Company            | -                            | -    | -                                                | 36,601              | 2    | 3.13%                             |
| Fedex Ground Package Systems Inc.       | -                            | -    | -                                                | 18,340              | 3    | 1.57%                             |
| W H Q                                   | -                            | -    | -                                                | 10,841              | 5    | 0.93%                             |
| Marvin L. Oates Trust                   | -                            | -    | -                                                | 7,842               | 8    | 0.67%                             |
| Sperber Steven A./Todd R./etal          | -                            | -    | -                                                | 6,070               | 9    | 0.52%                             |
| Sub Total                               | 88,594                       |      | 9.07%                                            | 181,019             |      | 15.49%                            |
| All Other Taxpayers                     | 887,856                      |      | 90.93%                                           | 987,743             |      | 84.51%                            |
| Total                                   | <u>\$ 976,450</u>            |      | <u>100.00%</u>                                   | <u>\$ 1,168,762</u> |      | <u>100.00%</u>                    |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - 65th Street**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

| Assessee                                          | 2014                         |      |                                                  | 2005          |      |                                   |
|---------------------------------------------------|------------------------------|------|--------------------------------------------------|---------------|------|-----------------------------------|
|                                                   | Taxable Value <sup>(1)</sup> | Rank | Percentage of Total Taxable Value <sup>(2)</sup> | Taxable Value | Rank | Percentage of Total Taxable Value |
| HRA Element LLC                                   | \$ 36,214                    | 1    | 14.88%                                           | \$ -          | -    | -                                 |
| Target Corporation                                | 26,508                       | 2    | 10.89%                                           | 22,181        | 2    | 7.64%                             |
| 65th St Village LLC                               | 8,700                        | 3    | 3.58%                                            | -             | -    | -                                 |
| CPCA 7716 Folsom Blvd. LLC                        | 7,594                        | 4    | 3.12%                                            | -             | -    | -                                 |
| Atlas Disposal Industries LLC                     | 7,548                        | 5    | 3.10%                                            | -             | -    | -                                 |
| Dimension Properties LLC                          | 5,841                        | 6    | 2.40%                                            | -             | -    | -                                 |
| Kenneth/Susan Catchot Family 2005 Revocable Trust | 5,034                        | 7    | 2.07%                                            | 5,567         | 6    | 1.92%                             |
| American River Self Storage LP                    | 4,938                        | 8    | 2.03%                                            | 8,531         | 5    | 2.94%                             |
| 2800 Pico Associates LLC                          | 4,244                        | 9    | 1.74%                                            | 4,878         | 8    | 1.68%                             |
| KCMKC Properties, LP/Paul E. Fong/MAE Etal        | 4,061                        | 10   | 1.67%                                            | 13,034        | 4    | 4.49%                             |
| Jefferson Commons-Sacramento LP                   | -                            | -    | -                                                | 52,515        | 1    | 18.10%                            |
| Home Depot USA Inc.                               | -                            | -    | -                                                | 14,506        | 3    | 5.00%                             |
| Commercial Net Lease Realty                       | -                            | -    | -                                                | 5,095         | 7    | 1.76%                             |
| Gonzales Kimmel Enterprises                       | -                            | -    | -                                                | 4,524         | 9    | 1.56%                             |
| John/Claudine Jackson Family Revocable Trust      | -                            | -    | -                                                | 4,459         | 10   | 1.54%                             |
| Sub Total                                         | 110,682                      |      | 45.49%                                           | 135,290       |      | 46.62%                            |
| All Other Taxpayers                               | 132,639                      |      | 54.51%                                           | 154,927       |      | 53.38%                            |
| Total                                             | \$ 243,321                   |      | 100.00%                                          | \$ 290,217    |      | 100.00%                           |

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT B

**City of Sacramento  
Successor Agency Trust Fund  
Principal Property Taxpayers - Railyards  
Current Fiscal Year and Nine Years Ago**  
(in thousands)

| Assessee                                | 2014                         |      |                                                  | 2010 <sup>(1)</sup> |      |                                   |
|-----------------------------------------|------------------------------|------|--------------------------------------------------|---------------------|------|-----------------------------------|
|                                         | Taxable Value <sup>(2)</sup> | Rank | Percentage of Total Taxable Value <sup>(3)</sup> | Taxable Value       | Rank | Percentage of Total Taxable Value |
| IA Sacramento Development LLC           | \$ 33,235                    | 1    | 39.26%                                           | \$ -                | -    | -                                 |
| CCAA Partners LLC/Bruce W. Bell/Etal    | 12,000                       | 2    | 14.18%                                           | 14,843              | 2    | 19.07%                            |
| Sutter HOJ LP                           | 8,812                        | 3    | 10.41%                                           | -                   | -    | -                                 |
| Sacramento County Employee Credit Union | 4,300                        | 4    | 5.08%                                            | 4,068               | 5    | 5.23%                             |
| REA Limited Partnership                 | 3,978                        | 5    | 4.70%                                            | 5,378               | 4    | 6.91%                             |
| PDRA/Company LLC                        | 3,716                        | 6    | 4.39%                                            | 3,537               | 6    | 4.54%                             |
| Strumwasser Michael J./Silvia M.        | 3,072                        | 7    | 3.63%                                            | 2,924               | 7    | 3.76%                             |
| Mercy Housing CA 47                     | 2,541                        | 8    | 3.00%                                            | -                   | -    | -                                 |
| Bowman/Bay Building Joint Venture       | 2,222                        | 9    | 2.62%                                            | 2,115               | 8    | 2.72%                             |
| PLF Bldg. LLC                           | 1,670                        | 10   | 1.97%                                            | -                   | -    | -                                 |
| Legacy Ventures LLC                     | -                            | -    | -                                                | 1,245               | 10   | 1.60%                             |
| New Baytree LLC                         | -                            | -    | -                                                | 14,826              | 3    | 19.05%                            |
| S Thomas Enterprises of Sacramento      | -                            | -    | -                                                | 17,224              | 1    | 22.13%                            |
| John Morgan/Nelly B Patino/Eddie Cuevas | -                            | -    | -                                                | 1,556               | 9    | 2.00%                             |
| Sub Total                               | 75,546                       |      | 89.24%                                           | 67,716              |      | 87.00%                            |
| All Other Taxpayers                     | 9,108                        |      | 10.76%                                           | 10,117              |      | 13.00%                            |
| Total                                   | <u>\$ 84,654</u>             |      | <u>100.00%</u>                                   | <u>\$ 77,833</u>    |      | <u>100.00%</u>                    |

Notes: (1) Data from Fiscal Year 2010 - Railyards Redevelopment Area was formed in Fiscal Year 2010.

(2) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.

(3) Based on total adjusted 2013-14 Project Area total taxable value.

Source: Sacramento County Assessor

## EXHIBIT C

**City of Sacramento  
Successor Agency Trust Fund**

**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**

**Merged Downtown**

**As of June 30, 2014**

(in thousands)

| <b>Assessee</b>               | <b>Taxable<br/>Value <sup>(3)</sup></b> | <b>Assessee's<br/>Value <sup>(3)</sup></b> | <b>Value<br/>Difference</b> | <b>Percentage<br/>of Total<br/>Taxable Value</b> |
|-------------------------------|-----------------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------|
| Hines Sacramento Wells Fargo  | \$ 206,544                              | \$ 100,000                                 | \$ (106,544)                | 4.38%                                            |
| 300 Capitol Mall NF LP        | 109,000                                 | 75,000                                     | (34,000)                    | 1.40%                                            |
| Chase Merritt Sacramento      | 42,738                                  | 12,821                                     | (29,917)                    | 1.23%                                            |
| GCCFC 2005 GG5 L Street       | 29,547                                  | 24,000                                     | (5,547)                     | 0.23%                                            |
| Griffin Capital INVS LLC      | 28,560                                  | 20,000                                     | (8,560)                     | 0.35%                                            |
| Sacramento Hotel Partner      | 22,600                                  | 3,100                                      | (19,500)                    | 0.80%                                            |
| Juno Commercial Real Estate   | 19,247                                  | 9,500                                      | (9,747)                     | 0.40%                                            |
| Fund IX - Park Plaza, LLC     | 12,943                                  | 9,500                                      | (3,443)                     | 0.14%                                            |
| Fremont & Downtown Sacramento | 5,486                                   | 1,679                                      | (3,807)                     | 0.16%                                            |
| Fremont & Downtown Sacramento | 5,486                                   | 1,679                                      | (3,807)                     | 0.16%                                            |
| Sub Total                     | 482,151                                 | 257,279                                    | (224,872)                   | 9.24%                                            |
| All Other Taxpayers           | 1,952,193                               | -                                          | -                           | -                                                |
| <b>Total</b>                  | <b>\$ 2,434,344</b>                     | <b>\$ 257,279</b>                          | <b>\$ (224,872)</b>         | <b>9.24%</b>                                     |

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

## EXHIBIT C

**City of Sacramento  
Successor Agency Trust Fund**

**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**

**Del Paso Heights**

**As of June 30, 2014**

(in thousands)

| <b>Assessee</b>      | <b>Taxable Value <sup>(3)</sup></b> | <b>Assessee's Value <sup>(3)</sup></b> | <b>Value Difference</b> | <b>Percentage of Total Taxable Value</b> |
|----------------------|-------------------------------------|----------------------------------------|-------------------------|------------------------------------------|
| Lundbom Family Trust | \$ 973                              | \$ -                                   | \$ (973)                | 0.32%                                    |
| Joseph K. Smith      | 171                                 | 70                                     | (101)                   | 0.03%                                    |
| Mona Sue Ayers       | 120                                 | 52                                     | (68)                    | 0.02%                                    |
|                      | <hr/>                               | <hr/>                                  | <hr/>                   | <hr/>                                    |
| Sub Total            | 1,264                               | 122                                    | (1,142)                 | 0.38%                                    |
| All Other Taxpayers  | <hr/> 301,252                       | <hr/> -                                | <hr/> -                 | <hr/> -                                  |
| Total                | <hr/> <u>\$ 302,516</u>             | <hr/> <u>\$ 122</u>                    | <hr/> <u>\$ (1,142)</u> | <hr/> <u>0.38%</u>                       |

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

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Source: Sacramento County Assessor

## EXHIBIT C

**City of Sacramento  
Successor Agency Trust Fund**

**Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**

**Alkali Flat**

**As of June 30, 2014**

(in thousands)

| <b>Assessee</b>        | <b>Taxable<br/>Value <sup>(3)</sup></b> | <b>Assessee's<br/>Value <sup>(3)</sup></b> | <b>Value<br/>Difference</b> | <b>Percentage<br/>of Total<br/>Taxable Value</b> |
|------------------------|-----------------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------|
| Hearst Argyle Stations | \$ 8,022                                | \$ 2,077                                   | \$ (5,945)                  | 5.12%                                            |
| Realty Advisors Inc.   | 5,490                                   | 3,100                                      | (2,390)                     | 2.06%                                            |
| Lynn Houlihan          | 1,450                                   | 1,000                                      | (450)                       | 0.39%                                            |
| Hearst Argyle Stations | 944                                     | 422                                        | (522)                       | 0.45%                                            |
| Hearst Argyle Stations | 273                                     | 130                                        | (143)                       | 0.12%                                            |
| Hearst Argyle Stations | 235                                     | 106                                        | (129)                       | 0.11%                                            |
| Hearst Argyle Stations | 114                                     | 50                                         | (64)                        | 0.06%                                            |
| Hearst Argyle Stations | 105                                     | 35                                         | (70)                        | 0.06%                                            |
| Hearst Argyle Stations | 87                                      | 45                                         | (42)                        | 0.04%                                            |
| Hearst Argyle Stations | 64                                      | 21                                         | (43)                        | 0.04%                                            |
| Sub Total              | 16,784                                  | 6,986                                      | (9,798)                     | 8.44%                                            |
| All Other Taxpayers    | 99,323                                  | -                                          | -                           | -                                                |
| <b>Total</b>           | <b>\$ 116,107</b>                       | <b>\$ 6,986</b>                            | <b>\$ (9,798)</b>           | <b>8.44%</b>                                     |

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.



## EXHIBIT C

**City of Sacramento  
Successor Agency Trust Fund**

**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**

**Oak Park**

**As of June 30, 2014**

(in thousands)

| <b>Assessee</b>       | <b>Taxable<br/>Value <sup>(3)</sup></b> | <b>Assessee's<br/>Value <sup>(3)</sup></b> | <b>Value<br/>Difference</b> | <b>Percentage<br/>of Total<br/>Taxable Value</b> |
|-----------------------|-----------------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------|
| GPT GIG BOA Portfolio | \$ 1,210                                | \$ 364                                     | \$ (846)                    | 0.18%                                            |
| Azizur Rehman         | 283                                     | 210                                        | (73)                        | 0.02%                                            |
| Azizur Rehman         | 226                                     | 190                                        | (36)                        | 0.01%                                            |
| Sharon Young          | 207                                     | 165                                        | (42)                        | 0.01%                                            |
| Dorothy Nunley        | 187                                     | 50                                         | (137)                       | 0.03%                                            |
| Manuel Ochale         | 158                                     | 60                                         | (98)                        | 0.02%                                            |
| Santone Land Lea      | 124                                     | 60                                         | (64)                        | 0.01%                                            |
| GPT GIG BOA Portfolio | 90                                      | 27                                         | (63)                        | 0.01%                                            |
| CBIP LLC              | 71                                      | 31                                         | (40)                        | 0.01%                                            |
| CBIP LLC              | 38                                      | 29                                         | (9)                         | 0.00%                                            |
| Sub Total             | 2,594                                   | 1,186                                      | (1,408)                     | 0.30%                                            |
| All Other Taxpayers   | 473,175                                 | -                                          | -                           | -                                                |
| <b>Total</b>          | <b>\$ 475,769</b>                       | <b>\$ 1,186</b>                            | <b>\$ (1,408)</b>           | <b>0.30%</b>                                     |

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

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(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

## EXHIBIT C

**City of Sacramento  
Successor Agency Trust Fund**

**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**

**River District**

**As of June 30, 2014**

(in thousands)

| <b>Assessee</b>                   | <b>Taxable<br/>Value <sup>(3)</sup></b> | <b>Assessee's<br/>Value <sup>(3)</sup></b> | <b>Value<br/>Difference</b> | <b>Percentage<br/>of Total<br/>Taxable Value</b> |
|-----------------------------------|-----------------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------|
| Systems Parkway                   | \$ 13,054                               | \$ 5,500                                   | \$ (7,554)                  | 1.84%                                            |
| Detmer Family Limited Partnership | 4,598                                   | 2,299                                      | (2,299)                     | 0.56%                                            |
| Park Villa Clovis LP              | 4,143                                   | 3,500                                      | (643)                       | 0.16%                                            |
| 10th North Industrial             | 2,844                                   | 1,706                                      | (1,138)                     | 0.28%                                            |
| Shirish B. & Jagrutiben S.        | 2,830                                   | 1,698                                      | (1,132)                     | 0.28%                                            |
| Nfinit Solutions Inc.             | 2,752                                   | 880                                        | (1,872)                     | 0.46%                                            |
| Robinson Family Trust             | 2,614                                   | 1,700                                      | (914)                       | 0.22%                                            |
| Signal CT & MEW LLC               | 2,417                                   | 1,500                                      | (917)                       | 0.22%                                            |
| Clear Channel Outdoor             | 1,800                                   | 500                                        | (1,300)                     | 0.32%                                            |
| MSN Enterprises LLC               | 1,616                                   | 969                                        | (647)                       | 0.16%                                            |
| Sub Total                         | 38,668                                  | 20,252                                     | (18,416)                    | 4.49%                                            |
| All Other Taxpayers               | 371,422                                 | -                                          | -                           | -                                                |
| <b>Total</b>                      | <b>\$ 410,090</b>                       | <b>\$ 20,252</b>                           | <b>\$ (18,416)</b>          | <b>4.49%</b>                                     |

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

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(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

## EXHIBIT C

**City of Sacramento  
Successor Agency Trust Fund**

**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**

**North Sacramento**

**As of June 30, 2014**

(in thousands)

| <b>Assessee</b>           | <b>Taxable<br/>Value <sup>(3)</sup></b> | <b>Assessee's<br/>Value <sup>(3)</sup></b> | <b>Value<br/>Difference</b> | <b>Percentage<br/>of Total<br/>Taxable Value</b> |
|---------------------------|-----------------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------|
| Costco Wholesale Corp.    | \$ 17,547                               | \$ 15,000                                  | \$ (2,547)                  | 0.48%                                            |
| Seven Up Bottling Company | 9,364                                   | 6,950                                      | (2,414)                     | 0.45%                                            |
| Sent Expo Pointe LLC      | 7,485                                   | 4,865                                      | (2,620)                     | 0.49%                                            |
| Gregory N. & Tcherkoyan   | 7,065                                   | -                                          | (7,065)                     | 1.32%                                            |
| Walgreen Company          | 5,202                                   | 4,000                                      | (1,202)                     | 0.22%                                            |
| Bateman J. Bronwyn        | 3,222                                   | 2,366                                      | (856)                       | 0.16%                                            |
| First State Investors     | 2,840                                   | 852                                        | (1,988)                     | 0.37%                                            |
| CNMG Investment Group LLC | 2,393                                   | 1,618                                      | (775)                       | 0.14%                                            |
| York Law Company LLC      | 2,369                                   | 1,200                                      | (1,169)                     | 0.22%                                            |
| Cal Tex Properties        | 1,740                                   | 1,043                                      | (697)                       | 0.13%                                            |
| Sub Total                 | 59,227                                  | 37,894                                     | (21,333)                    | 3.99%                                            |
| All Other Taxpayers       | 475,458                                 | -                                          | -                           | -                                                |
| <b>Total</b>              | <b>\$ 534,685</b>                       | <b>\$ 37,894</b>                           | <b>\$ (21,333)</b>          | <b>3.99%</b>                                     |

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

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(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

## EXHIBIT C

**City of Sacramento  
Successor Agency Trust Fund**

**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**

**Franklin Boulevard**

**As of June 30, 2014**

(in thousands)

| <b>Assessee</b>          | <b>Taxable<br/>Value <sup>(3)</sup></b> | <b>Assessee's<br/>Value <sup>(3)</sup></b> | <b>Value<br/>Difference</b> | <b>Percentage<br/>of Total<br/>Taxable Value</b> |
|--------------------------|-----------------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------|
| Campbell Soup Supply     | \$ 39,718                               | \$ 18,525                                  | \$ (21,193)                 | 3.57%                                            |
| Chateau Lang Apartments  | 2,860                                   | 2,600                                      | (260)                       | 0.04%                                            |
| Stillman Mobile Home     | 2,208                                   | 850                                        | (1,358)                     | 0.23%                                            |
| Tesco Controls Inc.      | 2,175                                   | 1,500                                      | (675)                       | 0.11%                                            |
| Lauren Prichard          | 906                                     | 700                                        | (206)                       | 0.03%                                            |
| Gordon Chin              | 673                                     | 385                                        | (288)                       | 0.05%                                            |
| Stillman Mobile Home     | 427                                     | 50                                         | (377)                       | 0.06%                                            |
| Jair, Jack and Rose Mari | 355                                     | 117                                        | (238)                       | 0.04%                                            |
| Ghodratollah Soltani     | 230                                     | 200                                        | (30)                        | 0.01%                                            |
| Mang S Te                | 227                                     | 110                                        | (117)                       | 0.02%                                            |
| Sub Total                | 49,779                                  | 25,037                                     | (24,742)                    | 4.16%                                            |
| All Other Taxpayers      | 544,314                                 | -                                          | -                           | -                                                |
| <b>Total</b>             | <b>\$ 594,093</b>                       | <b>\$ 25,037</b>                           | <b>\$ (24,742)</b>          | <b>4.16%</b>                                     |

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

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(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

## EXHIBIT C

**City of Sacramento  
Successor Agency Trust Fund**

**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**

**Stockton Boulevard**

**As of June 30, 2014**

(in thousands)

| <b>Assessee</b>         | <b>Taxable<br/>Value <sup>(3)</sup></b> | <b>Assessee's<br/>Value <sup>(3)</sup></b> | <b>Value<br/>Difference</b> | <b>Percentage<br/>of Total<br/>Taxable Value</b> |
|-------------------------|-----------------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------|
| Bee Saigon Plaza LLC    | \$ 17,374                               | \$ 8,600                                   | \$ (8,774)                  | 2.42%                                            |
| Stockton Plaza Partners | 9,763                                   | 8,299                                      | (1,464)                     | 0.40%                                            |
| Jaime & Gloria Gonzalez | 9,248                                   | -                                          | (9,248)                     | 2.55%                                            |
| Brittany Arms LLC       | 4,290                                   | 3,900                                      | (390)                       | 0.11%                                            |
| EKG Investors LLC       | 2,770                                   | 1,167                                      | (1,603)                     | 0.44%                                            |
| EKG Inverstors LLC      | 2,520                                   | 1,167                                      | (1,353)                     | 0.37%                                            |
| EKG Inverstors LLC      | 2,395                                   | 1,167                                      | (1,228)                     | 0.34%                                            |
| EKG Inverstors LLC      | 1,890                                   | 1,167                                      | (723)                       | 0.20%                                            |
| EKG Inverstors LLC      | 1,890                                   | 1,167                                      | (723)                       | 0.20%                                            |
| Stockton Plaza Partners | 822                                     | 699                                        | (123)                       | 0.03%                                            |
| Sub Total               | 52,962                                  | 27,333                                     | (25,629)                    | 7.07%                                            |
| All Other Taxpayers     | 309,661                                 | -                                          | -                           | -                                                |
| <b>Total</b>            | <b>\$ 362,623</b>                       | <b>\$ 27,333</b>                           | <b>\$ (25,629)</b>          | <b>7.07%</b>                                     |

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(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

## EXHIBIT C

### City of Sacramento Successor Agency Trust Fund

### Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>

### Army Depot

As of June 30, 2014

(in thousands)

| Assessee                          | Taxable Value <sup>(3)</sup> | Assessee's Value <sup>(3)</sup> | Value Difference | Percentage of Total Taxable Value |
|-----------------------------------|------------------------------|---------------------------------|------------------|-----------------------------------|
| Phong Enterprise LLC              | \$ 586                       | \$ 350                          | \$ (236)         | 0.02%                             |
| Muneshwar Dutt                    | 241                          | 100                             | (141)            | 0.01%                             |
| Rand Family Trust                 | 240                          | 170                             | (70)             | 0.01%                             |
| Willie F. Carter                  | 190                          | 120                             | (70)             | 0.01%                             |
| Andre Holtzclaw                   | 184                          | 100                             | (84)             | 0.01%                             |
| Scott L. Ostrander                | 180                          | 90                              | (90)             | 0.01%                             |
| IH2 Prop West Limited Partnership | 118                          | 63                              | (55)             | 0.01%                             |
| Stephen L. Broderick              | 70                           | 60                              | (10)             | 0.00%                             |
| CBIP LLC                          | 66                           | 31                              | (35)             | 0.00%                             |
| THR CA Limited Partnership        | 46                           | 36                              | (10)             | 0.00%                             |
| Sub Total                         | 1,921                        | 1,120                           | (801)            | 0.08%                             |
| All Other Taxpayers               | 974,529                      | -                               | -                | -                                 |
| Total                             | \$ 976,450                   | \$ 1,120                        | \$ (801)         | 0.08%                             |

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(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

## EXHIBIT C

### City of Sacramento Successor Agency Trust Fund

### Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>

65th Street

As of June 30, 2014

(in thousands)

| <b>Assessee</b>         | <b>Taxable Value <sup>(3)</sup></b> | <b>Assessee's Value <sup>(3)</sup></b> | <b>Value Difference</b>  | <b>Percentage of Total Taxable Value</b> |
|-------------------------|-------------------------------------|----------------------------------------|--------------------------|------------------------------------------|
| Target Corporation      | \$ 23,379                           | \$ 400                                 | \$ (22,979)              | 9.44%                                    |
| Theodoros G & G Avdalas | 960                                 | 576                                    | (384)                    | 0.16%                                    |
| Theodoros G & G Avdalas | 483                                 | 290                                    | (193)                    | 0.08%                                    |
| Sam Manolakas           | 70                                  | 20                                     | (50)                     | 0.02%                                    |
|                         | <hr/>                               | <hr/>                                  | <hr/>                    | <hr/>                                    |
| Sub Total               | 24,892                              | 1,286                                  | (23,606)                 | 9.70%                                    |
| All Other Taxpayers     | <hr/> 218,429                       | <hr/> -                                | <hr/> -                  | <hr/> -                                  |
| Total                   | <hr/> <u>\$ 243,321</u>             | <hr/> <u>\$ 1,286</u>                  | <hr/> <u>\$ (23,606)</u> | <hr/> <u>9.70%</u>                       |

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

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(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

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Source: Sacramento County Assessor

## EXHIBIT C

### City of Sacramento Successor Agency Trust Fund

### Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>

### Railyards

As of June 30, 2014

(in thousands)

| <b>Assessee</b>        | <b>Taxable Value <sup>(3)</sup></b> | <b>Assessee's Value <sup>(3)</sup></b> | <b>Value Difference</b> | <b>Percentage of Total Taxable Value</b> |
|------------------------|-------------------------------------|----------------------------------------|-------------------------|------------------------------------------|
| IA Sacramento Holdings | \$ 29,397                           | \$ 10,170                              | \$ (19,227)             | 22.71%                                   |
| New Baytree LLC        | 8,772                               | 2,631                                  | (6,141)                 | 7.25%                                    |
| IA Sacramento Holdings | 2,491                               | 21                                     | (2,470)                 | 2.92%                                    |
| IA Sacramento Holdings | 1,196                               | 503                                    | (693)                   | 0.82%                                    |
| Sub Total              | 41,856                              | 13,325                                 | (28,531)                | 33.70%                                   |
| All Other Taxpayers    | 42,798                              | -                                      | -                       | -                                        |
| Total                  | <u>\$ 84,654</u>                    | <u>\$ 13,325</u>                       | <u>\$ (28,531)</u>      | <u>33.70%</u>                            |

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(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of June 30, 2014.

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Source: Sacramento County Assessor