

CITY OF ROSEVILLE

RESOLUTION NO. 88-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE ESTABLISHING NORTHEAST ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1 AND PROVIDING FOR A SPECIAL TAX TO PAY FOR CERTAIN PUBLIC FACILITIES WITHIN SUCH COMMUNITY FACILITIES DISTRICT AND CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN SUCH COMMUNITY FACILITIES DISTRICT THE QUESTION OF LEVYING SUCH SPECIAL TAX

WHEREAS, the City Council (the "City Council") of the City of Roseville (the "City") has heretofore on December 9, 1987, duly adopted Resolution No. 87-224 declaring its intention to establish a community facilities district under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code, and calling a public hearing on the question of the establishment of such community facilities district, which such community facilities district was designated as "Northeast Roseville Community Facilities District No. 1" (the "Community Facilities District"); and

WHEREAS, prior to the time for such hearing, a report on such proposal prepared by the City Engineer of the City in accordance with said Resolution No. 87-224 captioned "Financial Plan for the Proposed Northeast Roseville Community Facilities District No. 1" and dated January 12, 1988, was filed with the City Council, and such report is incorporated herein and made a part of the record of the hearing on said Resolution No. 87-224; and

WHEREAS, pursuant to said Resolution No. 87-224, a public hearing was convened by the City Council on January 13, 1988, at the hour of 7:00 o'clock p.m., at the regular meeting place of the City Council, Roseville City Hall, 311 Vernon Street, Roseville, California 95678, at which hearing the City Council considered the establishment of the Community Facilities District, the proposed method and apportionment of a special tax therein and all other matters as set forth in said Resolution No. 87-224, and at the above-mentioned time and place for such public hearing, all persons interested, including all taxpayers, property owners and registered voters



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within the Community Facilities District, were given an opportunity to appear and be heard, and the testimony of all interested persons or taxpayers for or against the establishment of the Community Facilities District and the levy of such special tax, or the extent of the Community Facilities District, or the furnishing of the public facilities proposed therefor, or any other matters set forth in said Resolution No. 87-224, was heard and considered, and the City Council at the conclusion of said hearing was fully advised in the premises, and was authorized to proceed as hereinafter provided; and

WHEREAS, on the basis of all of the foregoing, the City Council has determined at this time to proceed with the establishment of the Community Facilities District as provided by said Resolution No. 87-224 and to call an election therein to authorize the levy of a special tax therein (as such tax is more particularly outlined in the referenced report) as set forth in Exhibit A, attached hereto and incorporated herein and made a part hereof, to pay for the public facilities proposed to be provided for the Community Facilities District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, AS FOLLOWS:

Section 1. All of the above recitals are true and correct.

Section 2. The City Council hereby approves and adopts said Resolution No. 87-224, and reconfirms all of its findings and determinations contained therein, and the special tax in and for the Community Facilities District shall be as set forth in Exhibit A, attached hereto and incorporated herein and made a part hereof.

Section 3. The City Council finds and determines that written protests to the establishment of the Community Facilities District, or the extent thereof, or the furnishing of the public facilities proposed therefor, or the levy of the special tax proposed to be levied in the Community Facilities District, are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all protests to the establishment of the Community Facilities District, or the extent thereof, or the furnishing of the public facilities proposed therefor, or the levy of the special tax proposed to be levied in the Community Facilities District, are hereby overruled.

Section 4. The City Council finds and determines that the land within the Community Facilities District devoted primarily to agricultural, timber or livestock uses and being

used for the commercial production of agricultural, timber or livestock products will be benefited by the public facilities proposed to be provided within the Community Facilities District.

Section 5. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the formation of the Community Facilities District are valid and in conformity with the requirements of the Act, and the City Council determines to proceed to establish the Community Facilities District. Accordingly, the City Council finds, determines and orders that, consistent with said Resolution No. 87-224, the Community Facilities District is hereby formed under and pursuant to the terms and provisions of the Act, the boundaries of which are as set forth in Exhibit B, attached hereto and incorporated herein and made a part hereof.

Section 6. A general description of the public facilities which the City Council is authorized by law to construct, own or operate within the Community Facilities District (including a specific description of those completed facilities to be purchased), which are the facilities to be financed by the Community Facilities District under the Act in these proceedings, is set forth in Exhibit C, attached hereto and incorporated herein and made a part hereof, and the City Council hereby finds and determines that such facilities are necessary to meet increased demands placed upon the City as a result of development occurring within the Community Facilities District.

Section 7. Except where funds are otherwise available, a special tax sufficient to pay for all such public facilities, including the payment of interest on and principal of bonds proposed to be issued to finance such public facilities and including the repayment of funds advanced for the Community Facilities District and the reimbursement for the value or cost, whichever is less, of work in-kind performed for the Community Facilities District under that certain Agreement between the City and Johnson Ranch Investors, dated as of December 9, 1987, on file with the City Clerk of the City, will be levied annually within the boundaries of the Community Facilities District, and for particulars as to the rate and method of apportionment of such proposed special tax, reference is made to Exhibit A, attached hereto and incorporated herein and made a part hereof, which sets forth the rate and method of apportionment of such special tax in sufficient detail to allow each landowner or resident within the Community Facilities District to estimate the probable annual amount and the maximum amount that such person will have to pay for such public facilities.

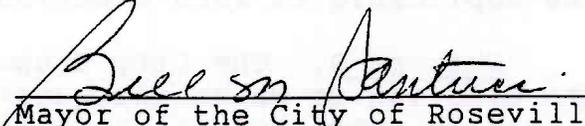
Section 8. The City Council hereby submits the question of levying such special tax to the landowners within the Community Facilities District, such landowners being the electors and persons qualified to vote at such election, at a special election to be held on March 1, 1988, all in accordance with and subject to the Act, all the terms of which shall be applicable to such election.

Section 9. The City Council hereby further directs that the election at which the question of levying such special tax is submitted to the landowners within the Community Facilities District shall be consolidated with the election at which the question of incurring a bonded indebtedness in the amount of twenty-nine million dollars (\$29,000,000) for the Community Facilities District and the question of establishing an appropriations limit for the Community Facilities District as defined in subdivision (h) of Section 8 of Article XIII B of the California Constitution is submitted to the landowners within the Community Facilities District, and the question of levying such special tax shall be combined in one ballot proposition with the question of incurring such bonded indebtedness and establishing such appropriations limit, all as provided by the Act; and the City Council further directs that the resolution adopted by the City Council declaring the necessity to incur such bonded indebtedness shall constitute the notice of the consolidated election on the combined proposition of incurring such bonded indebtedness, establishing such appropriations limit and authorizing the levy of such special tax.

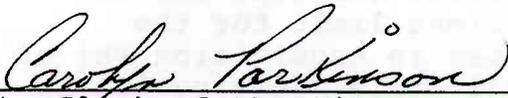
Section 10. If two-thirds of the votes cast upon the question of levying such special tax are cast in favor of levying that tax, as determined by the City Council after the canvass of the returns of such consolidated election, the City Council may levy such special tax within the territory of the Community Facilities District under the Act in the amount and for the purposes as specified in this resolution. Such special tax may be levied only at the rate and may be apportioned only in the manner specified in this resolution, subject to the Act, except that such special tax may be levied at a rate lower than that specified herein. Such special tax may be levied only so long as it is needed to pay the principal and interest on the bonded indebtedness incurred in order to construct the facilities referred to in Section 6, or so long as it is needed to pay for the acquisition or construction of such facilities.

PASSED AND ADOPTED by the City Council of the City of Roseville this 13th day of January, 1988, by the following vote:

AYES: Tom Chambliss, John M. Byouk, Mel Hamel, Phil Ozenick, Bill Santucci  
NOES: None  
ABSENT: None

  
Mayor of the City of Roseville

ATTEST:



ASSISTANT City Clerk of the City of Roseville

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EXHIBIT A

Calculation of Maximum Annual Tax Rates

The rate and method of apportionment of the special tax proposed to be levied annually by the Northeast Roseville Community Facilities District No. 1 (the "MRD") is as set forth below.

The maximum annual tax rates were calculated as follows:

1. Detailed engineering studies led to the construction costs of MRD facilities. These costs were then broken into the monthly draws shown on Table IV needed for construction or acquisition of MRD facilities.

TABLE IV

MRD DRAWDOWN SCHEDULE

Bond Closing	\$ 4,677,429.67
April, 1988	\$ 1,448,647.89
May, 1988	\$ 1,455,699.26
June, 1988	\$ 1,462,784.95
July, 1988	\$ 1,831,658.69
August, 1988	\$ 1,840,574.39
September, 1988	\$ 2,763,753.09
October, 1988	\$ 918,669.64
November, 1988	\$ 1,496,432.43
December, 1988	<u>\$ 533,503.47</u>
	\$18,429,153.49

2. A bond issue of \$29,000,000 was structured by Dean Witter Reynolds, Inc. Dean Witter determined the annual debt service needed to retire the bonded indebtedness. Dean Witter then calculated the maximum annual special tax proceeds which would be necessary to meet such annual debt service, pay ongoing annual City costs of MRD administration and fiscal agent fees, and provide funds equal to 10% of the sum of the maximum annual debt service and annual expenses to replenish the bond reserve in the case that its balance had been drawn down in the previous year.
3. The taxable acres within the MRD were broken into the land use categories shown in Table V.

TABLE V

Non-Residential Land Use Categories:

Business/Professional	195.8767	acres
Research and Development Park	124.7388	acres
Commercial	162.81195	acres

Residential Land Use Categories:

Single Family	56.7131	acres
Multiple Family	82.24055	acres

Partially Participating Parcels:

Parcel 12	22.0172	acres
Parcel 13a	17.993	acres

TOTALS 662.3913 acres

4. Costs for each facility type were spread to land use categories as follows:

- a) Frontage Facilities - the costs of curb and gutter, and intersection street lighting were allocated to each land use category on the basis of component parcels length of street frontage.
- b) Roadway Facilities - the costs of all Plan Area roadway construction (with the exception of frontage facilities), landscaped medians, traffic signals, and related soft costs for construction of City center lanes were allocated to each land use category on the basis of dwelling unit equivalents of traffic generation. Traffic generation rates by land use category are shown on Table VI.
- c) Eureka Road Bridge - two-thirds (2/3) of the cost of a six lane bridge on Eureka Road over Miner's Ravine.
- d) Water Supply Facilities - the costs of all project related on and offsite water supply improvements were equally allocated to land use categories on an acreage basis. (see "e" below)
- e) Regional Water Facilities - the costs of over-sizing water supply facilities to provide for regional capacity were equally allocated to land use categories on an acreage basis. These costs will be refunded to the MRD by funds from collection of a future City fee.

- f) Sanitary Sewer Facilities - the costs of all on and offsite sanitary sewer improvements were equally allocated to land use categories on an acreage basis.
  - g) Storm Drainage Facilities - the cost of all on and offsite storm drainage facilities were allocated on the basis of a run-off factor based on intensity of development. Run-off factors are shown on Table VII.
  - h) Electric Power Distribution Facilities and Sub-Station Land - the costs of all electric distribution facilities and the land for the electric power sub-station were allocated on the basis of electric power use rates by land use category. These use rates are shown on Table VIII.
  - i) Fire Station Land Acquisition - the cost of acquiring the land for the fire station site was equally allocated on an acreage basis.
  - j) Reimbursements to Coker-Ewing for Previously Constructed Improvements - the MRD's share of the cost of improvements previously constructed on Douglas Boulevard by Coker-Ewing was equally allocated on an acreage basis.
  - k) Reimbursements to Roseville Center for Previously Constructed Improvements - the MRD's share of the cost of improvements previously constructed on and in the vicinity of Parcel 12 was equally allocated on an acreage basis.
5. The total cost allocated to each land use category was then divided by the total cost of all improvements to determine each category's percent share of the maximum necessary annual special tax. These calculations are shown on Table IX.
  6. These percent shares were then multiplied by the maximum necessary annual special tax to determine the maximum amount of special tax due from each category. The amounts were divided by the number of acres in each category to determine the maximum annual special tax to be levied per acre for each category.

The only exceptions are parcels 12 and 13a. Parcel 12 will participate in cost for the Eureka Road Bridge, Regional Water facilities, Fire Station Land Acquisition, and Reimbursements to Coker-Ewing for Previously Constructed Improvements only, as it is already a substantially improved parcel. Parcel 13a will participate in Roadway Facilities and Eureka Road Bridge costs only because it is not part of the Plan Area and is already improved; it will pay for Roadway Facilities costs on the basis of the incremental increase in traffic generated as a result of its integral development with Parcel 13. The calculations for percent share of costs and maximum annual special tax to be levied per square foot against both of these parcels are shown on Tables IX and X respectively.

Because the precise location and dimension of the fire station site is not known, the district will be reimbursed by the City for all improvements made to serve the Fire Station site.

TABLE VI

TRAFFIC GENERATION SCHEDULE

<u>Land Use</u>	<u>Traffic Generation Factor</u>
Res. - 5.5	4.0 Dwelling Unit Equivalents/Per Acre
Res. - 9	6.0 Dwelling Unit Equivalents/Per Acre
R - 10	7.0 Dwelling Unit Equivalents/Per Acre
B/P Offices	18.4 Dwelling Unit Equivalents/Per Acre
R & D Park	18.4 Dwelling Unit Equivalents/Per Acre
Gen. Comm.	29.7 Dwelling Unit Equivalents/Per Acre
Reg. Comm.	22.3 Dwelling Unit Equivalents/Per Acre
Hwy. Comm.	29.7 Dwelling Unit Equivalents/Per Acre

TABLE VII

STORM RUNOFF SCHEDULE

<u>Land Use</u>	<u>Drainage Factor</u>
- Residential	.4 Runoff Equivalent Per Acre
- Commercial, B/P & Research & Development	.95 Runoff Equivalent Per Acre

TABLE VIII

ELECTRIC POWER CONSUMPTION SCHEDULE

<u>Land Use</u>	<u>Consumption Factor</u>
- Residential	
Single Family	10 KWH Per Day Per Unit
Multiple Family	6 KWH Per Day Per Unit
- Commercial, B/P and Research & Development	.025 KWH Per Day Per Building Sq. Ft.

TABLE IX

Total Construction Costs and Relative Shares

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Non-Residential Land Use Categories		Total Cost	Cost/Acre	% Share of Total Cost	% of Total net of parcel 15
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Business/Professional	195.8767 acres	\$7,470,235	\$38,137	33.46%	42.66%
Research & Development	124.7388 acres	\$4,811,273	\$38,571	21.55%	0.00%
Commercial	162.8119 acres	\$6,717,981	\$41,262	30.09%	38.36%
Residential Land Use Categories		Total Cost	Cost/Acre	% Share of Total Cost	% of Total net of parcel 15
=====					
Single Family	56.7131 acres	\$1,178,968	\$20,788	5.28%	6.73%
Multiple Family	82.24055 acres	\$1,865,899	\$22,688	8.36%	10.65%
Partially Participating Parcels		Total Cost	Cost/Acre	% Share of Total Cost	% of Total net of parcel 15
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Parcel 12	22.0172 acres	\$107,900	\$4,901	0.48%	0.62%
Parcel 13a	17.993 acres	\$171,186	\$9,514	0.77%	0.98%
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Totals:	662.3913 acres	\$22,323,443		100.00%	100.00%
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TABLE X

Maximum Annual Special Tax Rate Calculations

Non-Residential Land Use Categories		% Share of Maximum Tax	Maximum Annual Tax	Tax/Acre
Business/Professional	195.8767 acres	42.66%	\$1,442,734	\$7,366
Research & Development	124.7388 acres	0.00%	\$0	\$0
Commercial	162.81195 acres	32.36%	\$1,297,450	\$7,969
Residential Land Use Categories		% Share of Maximum Tax	Maximum Annual Tax	Tax/Acre
Single Family	56.7131 acres	6.73%	\$227,695	\$4,015
Multiple Family	82.24055 acres	10.65%	\$360,363	\$4,382
Partially Participating Parcels		% Share of Maximum Tax	Maximum Annual Tax	Tax/Acre
Parcel 12	22.0172 acres	0.62%	\$20,839	\$946
Parcel 13a	17.993 acres	0.98%	\$33,061	\$1,837
<b>Totals:</b>	<b>662.3913 acres</b>	<b>100.00%</b>	<b>\$3,382,142</b>	

## Calculation of the Annual Tax

The annual tax rate in any given year must be established by the City Council. City staff will recommend the rates for each zoning category, based on the following steps:

- 1) The total annual special tax levy required is calculated, based on the the sum of the debt service required in the following year, the estimated cost of MRD administration, fiscal agent fees, and the amount needed to replenish the bond reserve fund if it were drawn down in the preceding year, less any interest earnings accrued on the bond reserve fund in the preceding year.
- 2) Multiply the total annual special tax levy by each land use category's percent share of the maximum necessary annual special tax calculated and shown above on Table IX to determine the special tax levy for each land use category. Divide that amount by the number of acres in each category to determine the special tax levy per acre in each land use category.
- 3) The tax rates per acre from Step 2 are compared to the maximum permitted tax rates. Assuming that no cases are identified where the calculated rate (Step 2) exceeds the maximum rate, the calculation is complete.
- 4) If one or more instances were identified in Step 3 where the actual tax rate (from Step 2) exceeded the maximum tax rate, the applicable tax rate would be decreased and set at the permitted maximum. To the extent that the tax rate for any land use category is below the maximum rate, the rate will be increased until the deficit is cured or until the maximum annual tax rate for that land use category is reached.



EXHIBIT C

The type or types of public facilities authorized to be financed by the Northeast Roseville Community Facilities District No. 1 are those generally described in that certain Development Agreement, dated as of June 5, 1987, by and between the City of Roseville, Johnson Ranch Investors, and Johnson Ranch Developers Relative to the Northeast Roseville Specific Plan, and includes, but is not limited to the following:

Acquisition of the necessary, completed soils report, field surveys, field explorations, all necessary appurtenances thereto and any other necessary related improvements.

Acquisition of the appropriate share of sanitary sewer, water distribution, and storm water collection facilities in Douglas Boulevard previously completed by Southfork Partnership.

Acquisition of the appropriate share of sanitary sewer, water distribution, storm water collection, and roadway facilities on or near Parcel 12 previously completed by Roseville Center.

Acquisition of the following necessary, completed improvement plans for the proposed facility improvements, engineering design, topographical surveys, tree surveys, boundary surveys, monumentation surveys, construction staking, cost accounting, and disbursements, field coordination, administration, all necessary appurtenances thereto and any other necessary, related improvements to or costs for the following:

1. Eureka Road
2. Sunrise Avenue
3. Lead Hill Road
4. Rocky Ridge Drive
5. East Roseville Parkway
6. Douglas Boulevard
7. Taylor Road
8. Road "A"
9. Sierra College Boulevard
10. Eureka Road/Miner's Ravine Bridge
11. Outfall Sewer Lines
12. Outfall Drain Lines
13. Detention Basin
14. Grading
15. Lift Station
16. Force Main
17. Other facilities if any to be financed in Table I

Acquisition of the completed clearing and grubbing on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curbs, gutters, and median curb facilities on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width for the two outside lanes in both directions on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed 12-foot landscaped median, and irrigation facilities on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Eureka Road from the Interstate 80 right-of-way to Douglas Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on Eureka Road over a 100-foot right-of-way from Douglas Boulevard to Sunrise Avenue and 113-foot right-of-way from Sunrise Avenue to the Interstate 80 right-of-way, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the appropriate share of the completed clearing and grubbing, excavation, embankment, piles, and footings for a six lane bridge on Eureka Road over Miner's Ravine, with all necessary appurtenances thereto, and other necessary related improvements.

Acquisition of the appropriate share of the completed piers, abutments, and wingwalls for a six lane bridge on Eureka Road over Miner's Ravine, with all necessary appurtenances thereto, and other necessary related improvements.

Acquisition of the appropriate share of the completed falsework for a six lane bridge on Eureka Road over Miner's Ravine, with all necessary appurtenances thereto, and other necessary related improvements.

Acquisition of the appropriate share of the completed ironwork, concrete deck, concrete sidewalks, barrier rails and bridge lighting for a six lane bridge on Eureka Road over Miner's Ravine, with all necessary appurtenances thereto, and other necessary related improvements.

Acquisition of the completed clearing and grubbing on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curbs, gutters, and median curb facilities on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width for the two outside lanes in both directions on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed 12-foot landscaped median, irrigation facilities on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Sunrise Avenue from Lead Hill Road to the Miner's Ravine Bridge with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on Sunrise Avenue from Lead Hill Road to Miner's Ravine Bridge, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curbs, gutters and median curb facilities on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width for the two outside lanes in both directions on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed 12-foot landscaped median, irrigation facilities and median curbs on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on East Roseville Parkway from Douglas Boulevard to Road "A", with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing for the westerly two lanes of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading for the westerly two lanes of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on the west side of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on the west side of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on the west side of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter facilities on the west side of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width for the two westerly lanes of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on the west side of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on the west side of East Roseville Parkway from Road "A" to Lead Hill Road, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on the north two lanes of Douglas Boulevard over a 110-foot right-of-way from Rocky Ridge Drive to the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on the north two lanes of Douglas Boulevard over a 110-foot right-of-way from Rocky Ridge Drive to the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on Douglas Boulevard over a 110 foot right-of-way from Rocky Ridge Drive to the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system serving the north side of Douglas Boulevard over a 110-foot right-of-way from Rocky Ridge Drive to the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the portion of the completed domestic water distribution system serving the north side of Douglas Boulevard over a 110-foot right-of-way from Rocky Ridge Drive to the east property boundary with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curbs, gutters and median curb facilities on the north side of Douglas Boulevard over a 110-foot right-of-way from Rocky Ridge Drive to the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base, and subbase, approximately 28 feet in width, on the north two lanes of Douglas Boulevard over a 110-foot right-of way from Rocky Ridge Drive to the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed north half of the 12-foot landscaped median, and irrigation facilities on the north two lanes of Douglas Boulevard over a 110-foot right-of-way from Rocky Ridge Drive to the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on the north side of Douglas Boulevard over a 110-foot right-of-way from Rocky Ridge Drive to the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on the north side of Douglas Boulevard over a 110-foot right-of-way from the east property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on Rocky Ridge Drive over an 84 foot right-of-way from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on Rocky Ridge Drive over an 84-foot right-of-way from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on Rocky Ridge Drive over an 84-foot right-of-way from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection facilities on Rocky Ridge Drive over an 84-foot right-of-way from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on Rocky Ridge Drive over an 84-foot right-of-way from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb, and gutters on Rocky Ridge Drive over an 84-foot right-of-way from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 66 feet in width, on Rocky Ridge Drive over an 84-foot right-of-way from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Rocky Ridge Road from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on Rocky Ridge Road over an 84-foot right-of-way from Douglas Boulevard to a point 1,200 feet east of the Eureka Road intersection, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Road to the intersection of East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Road to the intersection of East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Road to the intersection of East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection facilities on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Road to the intersection of East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Road to the intersection of East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curbs and gutters on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Drive to the intersection of East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 66 feet in width, on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Drive to the intersection of East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Drive to the intersection of East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Lead Hill Road from a point 1,400 feet west of Rocky Ridge Drive to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on Taylor Road over a portion of a four-lane road from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on Taylor Road over a portion of a four-lane road from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on Taylor Road over a portion of a four-lane road from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection facilities on Taylor Road over a portion of a four-lane road from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on Taylor Road over a portion of a four-lane road from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curbs and gutters on Taylor Road over a portion of a four-lane road from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase on Taylor Road over a portion of a four-lane road from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Taylor Road at its intersections from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on Taylor Road over a portion of a four-lane road from Eureka Road to a point 800 feet north of East Roseville Parkway, with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on the south side of Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on the south side of Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on the south side of Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection facilities on the south side of Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on the south side of Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter on the south side of Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 33 feet in width, on the south two lanes of Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on the south side of Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Road "A" from East Roseville Parkway to Sierra College Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on the west side of Sierra College Boulevard from Road "A" to the south property boundary with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on the west side of Sierra College Boulevard from Road "A" to the south property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on the west side of Sierra College Boulevard from Road "A" to the south property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection facilities on the west side of Sierra College Boulevard from Road "A" to the south property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on the west side of Sierra College Boulevard from Road "A" to the south property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter on the west side of Sierra College Boulevard from Road "A" to the south property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width, on the west two lanes of Sierra College Boulevard from Road "A" to the south property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Sierra College Boulevard from Road "A" to the south property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on the west side of Sierra College Boulevard from Road "A" to the west property boundary, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements in Miner's Ravine from the east right-of-way line of Interstate 80 generally northeasterly 2,450 feet along Miner's Ravine, together with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements in Miner's Ravine from the point generally 2,450 feet northeasterly along Miner's Ravine from the east right-of-way line of Interstate 80 generally easterly 2,450 feet along Miners' Ravine together with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements in Miner's Ravine from the point 4,900 feet along Miner's Ravine from the east right-of-way line of Interstate 80 generally southeasterly 2,450 feet along Miner's Ravine together with all appurtenances and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements in Miner's Ravine from the point 7,350 feet along Miner's Ravine from the east right-of-way line of Interstate 80 generally southerly to the intersection of East Roseville Parkway and Lead Hill Road, together with all appurtenances thereto, and any other necessary, related improvements.

Acquisition of the appropriate portion of the completed sewer outfall facility improvements along Dry Creek from the Roseville Wastewater Treatment Plant to the Southern Pacific Railroad crossing together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the appropriate portion of the completed sewer outfall facility improvements along Dry Creek from the Southern Pacific Railroad crossing to Riverside Boulevard together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the appropriate portion of the completed sewer outfall facility improvements along Dry Creek from Riverside Boulevard to Douglas Boulevard, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the appropriate portion of the completed sewer outfall facility improvements along Dry Creek from Douglas Boulevard to Folsom Street together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the appropriate portion of the completed sewer outfall facility improvements along Dry Creek from Folsom Street to Harding Boulevard, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the appropriate portion of the completed sewer outfall facility improvements from Harding Boulevard to the east right-of-way line of Interstate 80, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements from the intersection of Eureka Road and Lead Hill Road southwest to Rocky Ridge Drive between Douglas Boulevard and Lead Hill Road, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements from Rocky Ridge Drive between Douglas Boulevard and Lead Hill Road west to west property boundary, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements from Lead Hill Road south along the west property boundary line to Douglas Boulevard, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements from the point 3,000 feet north of the intersection of Coloma Way and Oakridge Drive north to Douglas Boulevard along an unnamed tributary of Linda Creek, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements from the point 1,500 feet north of the intersection of Coloma Way and Oakridge Drive along an unnamed tributary of Linda Creek north 1,500 feet along the same tributary together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements from the intersection of Coloma Way and Oakridge Drive 1,500 feet north along an unnamed tributary of Linda Creek, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer outfall facility improvements from a point on Sunrise Avenue 1,000 feet north of the intersection of Lead Hill Road west to the point where this facility connects with the outfall sewer line in Miner's Ravine together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer lift station facility improvements for the lift station located on the west side of Rocky Ridge Drive between Douglas Boulevard and Lead Hill Road, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer force main constructed north in Rocky Ridge Drive from the sewer lift station on the east side of Rocky Ridge Drive between Douglas Boulevard and Lead Hill Road to the intersection of Rocky Ridge Drive and Eureka Road thence northwest in Eureka Road approximately 1,400 feet, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer lift station facility improvements for the lift station located on the northwest corner of the intersection of Douglas Boulevard and East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sewer force main constructed north in East Roseville Parkway from the lift station, approximately 1,700 feet, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed outfall drain facility improvements from the intersection of Eureka Road and Lead Hill Road southwest to Rocky Ridge Drive between Lead Hill Road and Douglas Boulevard, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed outfall drain facility improvements from Rocky Ridge Drive between Lead Hill Road and Douglas Boulevard west to the existing drainage detention basin, near the west boundary of the property, together with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed eastbound Interstate 80 on-ramp from the intersection of Eureka Road and Taylor Road to the freeway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing of a storm water detention area southwest of the district, together with the necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed finish grading of the storm water detention area southwest of the property boundary, together with the necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed finish grading of the storm water detention area southwest of the property boundary, together with the necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed culvert construction of the storm water detention area, together with the necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed erosion control structures of the storm water detention area, together with the necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of completed traffic signals or the portions thereof required by the Development Agreement for the following described intersections, together with all necessary appurtenances thereto, and any other necessary, related improvements: Douglas Boulevard and Rocky Ridge Drive; Douglas Boulevard and East Roseville Parkway; and Douglas Boulevard and Eureka Road.

Acquisition of completed traffic signals or portions thereof required by the Development Agreement for the following described intersections, together with all necessary, related improvements: Eureka Road and Lead Hill Road; Eureka Road and Rocky Ridge Drive; Eureka Road and Sunrise Avenue.

Acquisition of the completed traffic signal at Rocky Ridge Drive and Lead Hill Road, together with all necessary, related improvements.

Acquisition of the completed traffic signal at Road "A" and the East Roseville Parkway, together with all necessary, related improvements thereto.

The acquisition of one acre of improved land for a fire station site near the southwest corner of Eureka Road and Sunrise Avenue.

The acquisition of one acre of improved land for an electric sub-station site near the northwest corner of Eureka Road and Rocky Ridge Drive.

Acquisition of the completed clearing and grubbing for the westerly two lanes of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading for the westerly two lanes of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on the west side of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on the west side of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system at the west side of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter facilities on the west side of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width for the two westerly lanes of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on the west side of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on the west side of East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on Rocky Ridge Drive over an 84" right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading for Rocky Ridge Drive over an 84-foot right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed sanitary sewer system on Rocky Ridge Drive over an 84-foot right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system of Rocky Ridge Drive over an 84-foot right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on Rocky Ridge Drive over an 84-foot right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter facilities on Rocky Ridge Drive over an 84-foot right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 38 feet in width for two lanes in both directions of Rocky Ridge Drive over an 84-foot right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Rocky Ridge Drive over an 84-foot right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on Rocky Ridge Drive over an 84-foot right-of-way from 1200 feet northeast of Eureka Road to East Roseville Parkway with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing for the westerly two lanes of East Roseville Parkway from Rocky Ridge Drive to the south side of the bridge at Miners's Ravine, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading for the westerly two lanes of East Roseville Parkway from Rocky Ridge Drive to the south side of the bridge at Miners's Ravine, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on the west side of East Roseville Parkway from Rocky Ridge Drive to the south side of the bridge at Miners's Ravine, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter facilities on the west side of East Roseville Parkway from Rocky Ridge Drive to the south side of the bridge at Miners's Ravine, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width for the two westerly lanes of East Roseville Parkway from Rocky Ridge Drive to the south side of the bridge at Miners's Ravine, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on the west side of East Roseville Parkway from Rocky Ridge Drive to the south side of the bridge at Miners's Ravine, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing of East Roseville Parkway from the west side of the bridge at Secret Ravine to the East Roseville Parkway overcrossing of Interstate 80, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading for East Roseville Parkway from the west side of the bridge at Secret Ravine to the East Roseville Parkway overcrossing of Interstate 80, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on East Roseville Parkway from the west side of the bridge at Secret Ravine to the East Roseville Parkway overcrossing of Interstate 80, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on East Roseville Parkway from the west side of the bridge at Secret Ravine to the East Roseville Parkway overcrossing of Interstate 80, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter facilities on East Roseville Parkway from the west side of the bridge at Secret Ravine to the East Roseville Parkway overcrossing of Interstate 80, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width for two lanes in each direction of East Roseville Parkway from the west side of the bridge at Secret Ravine to the East Roseville Parkway overcrossing of Interstate 80, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on East Roseville Parkway from the west side of the bridge at Secret Ravine to the East Roseville Parkway overcrossing of Interstate 80, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical facilities on East Roseville Parkway from the west side of the bridge at Secret Ravine to the East Roseville Parkway overcrossing of Interstate 80, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing on the easterly two lanes of the East Roseville Parkway from Road "A" to the north boundary of Parcel 2, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading on the easterly two lanes of the East Roseville Parkway from Road "A" to the north boundary of Parcel 2, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on the easterly two lanes of the East Roseville Parkway from Road "A" to the north boundary of Parcel 2, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter facilities on the easterly two lanes of the East Roseville Parkway from Road "A" to the north boundary of Parcel 2, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed median curb facilities on the easterly two lanes of the East Roseville Parkway from Road "A" to the north boundary of Parcel 2, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 28 feet in width for the easterly two lanes of East Roseville Parkway from Road "A" to the north boundary of Parcel 2, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed 12 foot landscaped median and irrigation facilities on East Roseville Parkway from Road "A" to the north boundary of Parcel 2, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on the east side of East Roseville Parkway from Road "A" to the north boundary of Parcel 2, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed clearing and grubbing for Sunrise Avenue over a 100-foot right-of-way from the north end of the bridge at Secret Ravine to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed grading for Sunrise Avenue over a 100-foot right-of-way from the north end of the bridge at Secret Ravine to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed storm water collection system on Sunrise Avenue over a 100-foot right-of-way from the north end of the bridge at Secret Ravine to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed domestic water distribution system on Sunrise Avenue over a 100-foot right-of-way from the north end of the bridge at Secret Ravine to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed curb and gutter facilities on Sunrise Avenue over a 100-foot right-of-way from the north end of the bridge at Secret Ravine to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed asphalt concrete paving, aggregate base and subbase, approximately 38 feet in width for two lanes in both directions of Sunrise Avenue over a 100-foot right-of-way from the north end of the bridge at Secret Ravine to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed streetlight facilities on Sunrise Avenue over a 100-foot right-of-way from the north end of the bridge at Secret Ravine to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Acquisition of the completed electrical distribution facilities on Sunrise Avenue over a 100-foot right-of-way from the north end of the bridge at Secret Ravine to East Roseville Parkway, with all necessary appurtenances thereto, and any other necessary, related improvements.

Any portion of the cost of a two lane section of the east side of the East Roseville Parkway from the north boundary of Parcel 2 to Lead Hill Road, as well as the associated intersection improvements, landscaped median, traffic signals, intersection lighting, and any necessary, related improvements.

Any portion of the cost of a two lane section of the east side of the East Roseville Parkway from Lead Hill Road to Rocky Ridge Drive, as well as the associated intersection improvements, landscaped median, traffic signals, intersection lighting, and any necessary, related improvements.

Any portion of the cost of a two lane section of the east side of the East Roseville Parkway from Rocky Ridge Drive to the south end of the bridge at Miner's Ravine, as well as the associated intersection improvements, landscaped median, traffic signals, intersection lighting, and any necessary, related improvements.

Any portion of the cost of a four lane section of the East Roseville Parkway from the north side of the bridge at Miner's Ravine to the east side of the bridge at Secret Ravine, as well as the associated intersection improvements, traffic signals, intersection lighting, all associated underground improvements, and any necessary, related improvements.

Any portion of the cost of the East Roseville Parkway Bridge at Miner's Ravine.

Any portion of the cost of the East Roseville Parkway Bridge at the False Ravine.

Any portion of the cost of the East Roseville Parkway Bridge at Secret Ravine.

Any portion of the cost of the Sunrise Avenue Bridge at Miner's Ravine.

Any portion of the cost of the East Roseville Parkway overcrossing of Interstate 80.

The acquisition of any contract administration costs, project management costs, engineering or City fees related to any of the improvements listed in this exhibit shall occur concurrently with the acquisition of any of the above related facilities.

11/17/87