

**City of Sacramento as Successor Agency  
of the Redevelopment Agency of the City of Sacramento  
Annual Continuing Disclosure Report  
Fiscal Year 2012/13**

<b>Issue</b>	Sacramento City Financing Authority 2002 Capital Improvement Revenue Bonds, Series A (City Hall and Redevelopment Projects)
<b>Par</b>	\$160,475,000
<b>Issued</b>	July 2, 2002
<b>CUSIP Numbers</b>	785849JG6 785849JH4 785849JJ0 785849JK7 785849NT3 785849JL5 785849PA2 785849JM3 785849NU0 785849PB0 785849JN1 785849JP6 785849NV8 785849PC8 785849JQ4 785849JR2 785849NW6 785849PD6 785849JS0 785849JT8 785849JU5 785849JV3 785849JW1 785849JX9 785849JY7 785849JZ4 785849KA7 785849KB5 785849KC3

Please note that 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.

Additionally, as a consequence of the City serving as the Successor Agency, 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.

### **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 has been uploaded as a separate document. The CAFR is also available on the City’s website at:

<http://www.cityofsacramento.org/finance/accounting/reporting.cfm>.

- (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 Indebtness 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 Payers (last fiscal year).

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

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

See Exhibit C – [RASA] Assessee Appeals.

**(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				
	2004	2005	2006	2007	2008
Merged Downtown					
Secured	\$ 1,786,667	\$ 1,898,779	\$ 1,961,343	\$ 2,095,806	\$ 2,203,787
Unsecured	119,926	130,133	136,059	141,829	146,071
Utility	5,781	5,282	5,280	5,274	4,107
Total	<u>\$ 1,912,374</u>	<u>\$ 2,034,194</u>	<u>\$ 2,102,682</u>	<u>\$ 2,242,909</u>	<u>\$ 2,353,965</u>
Del Paso Heights					
Secured	\$ 172,192	\$ 196,526	\$ 260,127	\$ 338,413	\$ 393,968
Unsecured	11,086	11,417	10,364	10,930	11,076
Utility	-	-	-	-	-
Total	<u>\$ 183,278</u>	<u>\$ 207,943</u>	<u>\$ 270,491</u>	<u>\$ 349,343</u>	<u>\$ 405,044</u>
Alkali Flat					
Secured	\$ 84,456	\$ 91,498	\$ 96,749	\$ 104,672	\$ 122,660
Unsecured	14,870	12,784	13,802	15,521	4,701
Utility	37	37	37	37	-
Total	<u>\$ 99,363</u>	<u>\$ 104,319</u>	<u>\$ 110,588</u>	<u>\$ 120,230</u>	<u>\$ 127,361</u>
Oak Park					
Secured	\$ 290,062	\$ 348,674	\$ 441,020	\$ 549,470	\$ 618,602
Unsecured	21,900	11,306	10,644	10,970	10,363
Utility	-	-	-	-	-
Total	<u>\$ 311,962</u>	<u>\$ 359,980</u>	<u>\$ 451,664</u>	<u>\$ 560,440</u>	<u>\$ 628,965</u>
River District (formerly Richards Blvd)					
Secured	\$ 349,823	\$ 368,429	\$ 383,756	\$ 396,256	\$ 404,185
Unsecured	31,661	29,806	30,896	31,005	34,967
Utility	38,382	37,775	37,533	2,759	4,120
Total	<u>\$ 419,866</u>	<u>\$ 436,010</u>	<u>\$ 452,185</u>	<u>\$ 430,020</u>	<u>\$ 443,272</u>
North Sacramento					
Secured	\$ 385,601	\$ 424,562	\$ 469,556	\$ 533,114	\$ 581,880
Unsecured	28,063	34,986	36,278	29,494	30,238
Utility	-	-	-	-	-
Total	<u>\$ 413,664</u>	<u>\$ 459,548</u>	<u>\$ 505,834</u>	<u>\$ 562,608</u>	<u>\$ 612,118</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.

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				
	2009	2010	2011	2012	2013
Merged Downtown					
Secured	\$ 2,549,340	\$ 2,656,453	\$ 2,504,312	\$ 2,427,850	\$ 2,366,130
Unsecured	174,529	172,285	160,110	145,125	137,567
Utility	997	997	997	997	770
Total	<u>\$ 2,724,866</u>	<u>\$ 2,829,735</u>	<u>\$ 2,665,419</u>	<u>\$ 2,573,972</u>	<u>\$ 2,504,467</u>
Del Paso Heights					
Secured	\$ 414,673	\$ 317,546	\$ 305,405	\$ 286,172	\$ 276,998
Unsecured	14,272	37,627	17,112	10,267	9,550
Utility	1	1	1	1	1
Total	<u>\$ 428,946</u>	<u>\$ 355,174</u>	<u>\$ 322,518</u>	<u>\$ 296,440</u>	<u>\$ 286,549</u>
Alkali Flat					
Secured	\$ 126,892	\$ 132,387	\$ 128,304	\$ 121,651	\$ 119,184
Unsecured	4,273	4,759	3,740	2,962	4,982
Utility	-	-	-	-	-
Total	<u>\$ 131,165</u>	<u>\$ 137,146</u>	<u>\$ 132,044</u>	<u>\$ 124,613</u>	<u>\$ 124,166</u>
Oak Park					
Secured	\$ 611,302	\$ 460,439	\$ 438,987	\$ 428,226	\$ 427,642
Unsecured	11,361	13,418	10,613	8,973	9,898
Utility	-	-	-	-	-
Total	<u>\$ 622,663</u>	<u>\$ 473,857</u>	<u>\$ 449,600</u>	<u>\$ 437,199</u>	<u>\$ 437,540</u>
River District (formerly Richards Blvd)					
Secured	\$ 434,882	\$ 454,256	\$ 405,518	\$ 403,771	\$ 396,061
Unsecured	44,693	45,813	41,732	31,661	33,655
Utility	4,120	4,200	4,200	4,264	4,779
Total	<u>\$ 483,695</u>	<u>\$ 504,269</u>	<u>\$ 451,450</u>	<u>\$ 439,696</u>	<u>\$ 434,495</u>
North Sacramento					
Secured	\$ 613,238	\$ 563,978	\$ 555,744	\$ 526,139	\$ 506,029
Unsecured	37,027	33,239	36,014	35,675	39,802
Utility	-	-	-	-	-
Total	<u>\$ 650,265</u>	<u>\$ 597,217</u>	<u>\$ 591,758</u>	<u>\$ 561,814</u>	<u>\$ 545,831</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.

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				
	2004	2005	2006	2007	2008
Franklin Boulevard					
Secured	\$ 429,292	\$ 450,740	\$ 507,056	\$ 566,043	\$ 595,198
Unsecured	44,090	43,519	44,426	42,667	45,819
Utility	-	-	-	-	-
Total	<u>\$ 473,382</u>	<u>\$ 494,259</u>	<u>\$ 551,482</u>	<u>\$ 608,710</u>	<u>\$ 641,017</u>
Stockton Boulevard					
Secured	\$ 267,341	\$ 306,436	\$ 370,130	\$ 417,045	\$ 463,344
Unsecured	14,516	13,282	13,381	12,071	15,416
Utility	-	-	-	-	-
Total	<u>\$ 281,857</u>	<u>\$ 319,718</u>	<u>\$ 383,511</u>	<u>\$ 429,116</u>	<u>\$ 478,760</u>
Army Depot					
Secured	\$ 159,883	\$ 160,357	\$ 402,960	\$ 896,449	\$ 995,435
Unsecured	94,488	98,651	88,155	104,420	145,115
Utility	824	920	922	841	578
Total	<u>\$ 255,195</u>	<u>\$ 259,928</u>	<u>\$ 492,037</u>	<u>\$ 1,001,710</u>	<u>\$ 1,141,128</u>
65th Street					
Secured	\$ -	\$ -	\$ 203,524	\$ 224,504	\$ 243,734
Unsecured	-	-	165	26,401	22,673
Utility	-	-	739	611	-
Total	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 204,428</u>	<u>\$ 251,516</u>	<u>\$ 266,407</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.

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				
	2009	2010	2011	2012	2013
Franklin Boulevard					
Secured	\$ 615,732	\$ 571,385	\$ 571,094	\$ 554,662	\$ 553,114
Unsecured	47,150	44,573	41,821	38,551	39,862
Utility	-	-	-	-	-
Total	<u>\$ 662,882</u>	<u>\$ 615,958</u>	<u>\$ 612,915</u>	<u>\$ 593,213</u>	<u>\$ 592,976</u>
Stockton Boulevard					
Secured	\$ 476,809	\$ 390,475	\$ 372,566	\$ 355,452	\$ 334,059
Unsecured	16,399	16,598	17,048	17,468	17,101
Utility	-	-	-	-	-
Total	<u>\$ 493,208</u>	<u>\$ 407,073</u>	<u>\$ 389,614</u>	<u>\$ 372,920</u>	<u>\$ 351,160</u>
Army Depot					
Secured	\$ 1,011,483	\$ 835,497	\$ 826,480	\$ 810,113	\$ 790,956
Unsecured	118,889	120,863	119,918	116,198	116,489
Utility	578	578	578	579	943
Total	<u>\$ 1,130,950</u>	<u>\$ 956,938</u>	<u>\$ 946,976</u>	<u>\$ 926,890</u>	<u>\$ 908,388</u>
65th Street					
Secured	\$ 240,544	\$ 224,753	\$ 242,905	\$ 230,618	\$ 229,458
Unsecured	29,115	25,010	25,040	25,808	17,346
Utility	-	-	-	-	-
Total	<u>\$ 269,659</u>	<u>\$ 249,763</u>	<u>\$ 267,945</u>	<u>\$ 256,426</u>	<u>\$ 246,804</u>
Railyards					
Secured	\$ -	\$ 49,467	\$ 71,772	\$ 80,928	\$ 84,191
Unsecured	-	-	251	3,521	4,548
Utility	-	641	680	768	771
Total	<u>\$ -</u>	<u>\$ 50,108</u>	<u>\$ 72,703</u>	<u>\$ 85,217</u>	<u>\$ 89,510</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.

Source: County of Sacramento, Office of Auditor/Controller

**EXHIBIT A2**

**City of Sacramento  
Successor Agency Trust Fund  
Debt Coverage Analysis  
Last Nine 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

**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

**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

Note:

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 Nine 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

**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

**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

Note:

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 Nine 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

**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

**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

Note:

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 Nine Fiscal Years**  
 (in thousands)

**Army Depot**

<b>Fiscal Year</b>	<b>Total Tax Increment</b>	<b>Property Tax Collection Fee</b>	<b>AB 1290 Pass thru</b>	<b>Net Tax Revenues</b>	<b>Senior Debt</b>	<b>Senior Debt Coverage</b>	<b>Subordinate Debt</b>	<b>Total Debt</b>	<b>Total Debt Coverage</b>
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

**65th Street**

<b>Fiscal Year</b>	<b>Total Tax Increment</b>	<b>Property Tax Collection Fee</b>	<b>AB 1290 Pass thru</b>	<b>Net Tax Revenues</b>	<b>Senior Debt</b>	<b>Senior Debt Coverage</b>	<b>Subordinate Debt</b>	<b>Total Debt</b>	<b>Total Debt Coverage</b>
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

Note:

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)

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(1)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(2)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
Hines Sacramento Wells Fargo Center	\$ 206,543	1	8.25%	\$ -	-	-
621 Capitol Mall LLC	124,810	2	4.98%	-	-	-
300 Capitol Associates NF LP	109,000	3	4.35%	-	-	-
CIM/980 9th Street Sacramento LP	98,534	4	3.93%	-	-	-
500 Capitol Mall LLC	79,119	5	3.16%	-	-	-
Capitol Regency LLC	73,992	6	2.95%	48,054	8	2.51%
CIM/J Street Hotel Sacramento LP	73,882	7	2.95%	-	-	-
1325 J Street LLC	67,974	8	2.71%	-	-	-
1415 Meridian Plaza LLC/Valley View Investors LLC	65,040	9	2.60%	-	-	-
Sacramento Equities REIT	61,000	10	2.44%	-	-	-
400 Capitol Mall Venture	-	-	-	138,053	1	7.22%
Downtown Plaza	-	-	-	127,921	2	6.69%
Sacramento Hotel Corporation	-	-	-	87,593	3	4.58%
SRI Six USBP LLC	-	-	-	80,629	4	4.22%
V V Usa City LP	-	-	-	74,020	5	3.87%
Alpine Realty Sacramento	-	-	-	64,496	6	3.37%
Sacramento Renaissance Tower	-	-	-	54,228	7	2.84%
California Hospital Association	-	-	-	32,290	9	1.69%
770 L Street Investment Group	-	-	-	31,620	10	1.65%
Sub Total	959,894		38.33%	738,904		38.64%
All Other Taxpayers	1,544,573		61.67%	1,173,470		61.36%
Total	<u>\$ 2,504,467</u>		<u>100.00%</u>	<u>\$ 1,912,374</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 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
Greater Sacramento Urban League	\$ 6,084	1	2.12%	\$ -	-	-
Research Properties	5,249	2	1.83%	4,463	1	2.44%
BM Ventures LLC	5,186	3	1.81%	-	-	-
Woodhaven Senior Residences	4,428	4	1.55%	2,652	3	1.45%
John A/ Leta K Nichols 1994 Rev Trust	2,764	5	0.96%	-	-	-
US Rentals Inc.	2,465	6	0.86%	-	-	-
MD Partners Incorporated	2,447	7	0.85%	2,096	4	1.14%
Proffutt Limited Partnership	2,141	8	0.75%	-	-	-
23002 Moulton Parkway LLC	1,770	9	0.62%	-	-	-
Lundbom Family Trust	1,540	10	0.54%	-	-	-
Harry & Mariann Brix 1993 Family Trust	-	-	-	1,571	7	0.86%
Terkensha Associates	-	-	-	1,331	9	0.73%
Anderson Family Trust	-	-	-	2,723	2	1.49%
United Rentals Inc.	-	-	-	1,880	5	1.03%
IBM Credit Corporation	-	-	-	1,783	6	0.97%
Sacramento Partners	-	-	-	1,335	8	0.73%
Crystal Bottling Company, Inc.	-	-	-	1,153	10	0.63%
Sub Total	34,074		11.89%	20,987		11.45%
All Other Taxpayers	252,475		88.11%	162,291		88.55%
Total	<u>\$ 286,549</u>		<u>100.00%</u>	<u>\$ 183,278</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 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
Hearst-Argyle Stations Inc.	\$ 19,158	1	15.43%	\$ 19,905	1	20.03%
CC/B Holdings Inc.	5,814	2	7.28%	-	-	-
Realty Advisors	5,490	3	4.42%	6,114	3	6.15%
City Park Apartment Homes	4,116	4	3.31%	-	-	-
John Dailey Trust/Charles D Deloney	1,950	5	1.57%	1,658	7	1.67%
GMA Investors LP	1,768	6	1.42%	-	-	-
700 E Street Building Partner	1,650	7	1.33%	1,689	6	1.70%
Janet Fortino Loehr Separate Prop Trust/Etal	1,470	8	1.18%	-	-	-
Tarpin Samuel D	1,462	9	1.18%	1,296	10	1.30%
520 Ninth Street	1,450	10	1.17%	1,834	5	1.85%
Crystal Cream/Butter Holdings, Inc.	-	-	-	10,931	2	11.00%
US Housing Partners II LP	-	-	-	3,500	4	3.52%
Washington Square III	-	-	-	1,507	8	1.52%
P. Bruce Booher	-	-	-	1,344	9	1.35%
Sub Total	44,328		35.70%	49,778		50.10%
All Other Taxpayers	79,838		64.30%	49,585		49.90%
Total	\$ 124,166		100.00%	\$ 99,363		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
 (2) Based on total adjusted 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
Rainbow Baking	\$ 26,490	1	6.05%	\$ 7,000	2	2.24%
Shriners Hospitals for Crippled Children	14,767	2	3.38%	-	-	-
Regents of UC (Camellia Inn)	11,978	3	2.74%	11,901	1	3.81%
US Bank National Association	5,162	4	1.18%	-	-	-
Crestwood Medical Center Hospital	4,319	5	0.99%	2,513	6	0.81%
Security Public Storage	3,700	6	0.85%	3,103	4	0.99%
Donald/Virginia Compton Family Trust	3,270	7	0.75%	-	-	-
Edmar Invs LLC (Walgreens)	3,182	8	0.73%	2,670	5	0.86%
John C Skinner 2001 Living Trust	1,811	9	0.41%	1,348	8	0.43%
CK Burke LLC	1,392	10	0.32%	-	-	-
Campbell Taggart Baking Companies Inc./Etal	-	-	-	1,876	7	0.60%
Stockton/Broadway Partners	-	-	-	4,217	3	1.35%
First States Invs. 5000A, LLC	-	-	-	1,227	9	0.39%
Stockton Boulevard Partners LLC	-	-	-	1,146	10	0.37%
Sub Total	76,071		17.39%	37,001		11.86%
All Other Taxpayers	361,469		82.61%	274,961		88.14%
Total	\$ 437,540		100.00%	\$ 311,962		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
 (2) Based on total adjusted 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
California Almond Growers	\$ 67,643	1	15.57%	\$ 45,241	1	10.78%
Grove River District LLC	34,024	2	7.83%	-	-	-
Mendell Allan/Etal	13,054	3	3.00%	-	-	-
Capitol Station 665 LLC	9,414	4	2.17%	-	-	-
Dos Rios Venture	6,284	5	1.45%	-	-	-
BRE / LQ Props LLC	5,561	6	1.28%	-	-	-
BA Hotel LLC	5,517	7	1.27%	-	-	-
Vida N Anello Revocable Living Trust	5,244	8	1.21%	-	-	-
Henderson Enterprises L P	5,203	9	1.20%	-	-	-
Detmer Family Limited Partnership	5,019	10	1.16%	-	-	-
Grove Investment Company	-	-	-	9,122	8	2.17%
Continental Plaza LLC	-	-	-	19,876	2	4.73%
Sunstone OP Properties LLC	-	-	-	10,868	3	2.59%
James/Roxanne Loen Trust	-	-	-	10,377	4	2.47%
Second Richards Boulevard Partners	-	-	-	10,161	5	2.42%
Ice Bear Inc. (Sequoia Pacific)	-	-	-	9,977	6	2.38%
LaQuinta Development Partner	-	-	-	9,952	7	2.37%
Andrew Alan Lewis Revocable	-	-	-	8,240	9	1.96%
Hammer Phyllis/Thomas J	-	-	-	7,787	10	1.85%
Sub Total	156,963		36.13%	141,601		33.73%
All Other Taxpayers	277,532		63.87%	278,265		66.27%
Total	\$ 434,495		100.00%	\$ 419,866		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
 (2) Based on total adjusted 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
Seven-up Bottling Company	\$ 31,962	1	5.86%	\$ 19,005	4	4.59%
Westcore Delta LLC	24,758	2	4.54%	-		-
Price Company	21,675	3	3.97%	16,941	5	4.10%
McCuen Acoma Street Investors	11,808	4	2.16%	-		-
North Sacramento Land Company	11,063	5	2.03%	9,937	6	2.40%
Meriliz Incorporated	10,291	6	1.89%	20,602	3	4.98%
Radiological Assoc of Sacto Medical Group Inc.	7,747	7	1.42%	-		-
Recreational Equipment Inc.	7,612	8	1.39%	5,165	10	1.25%
Sent Expo Pointe LLC	7,485	9	1.37%	-		-
2006 Tcherkoyan Family Trust	7,351	10	1.35%	-		-
JB Management LP	-		-	23,113	2	5.59%
PD Hotel Associates LLC	-		-	27,062	1	6.54%
Radiological Associates	-		-	6,561	7	1.59%
Dos Robles Limited Partnership	-		-	6,259	8	1.51%
KMAX Channel 31	-		-	3,065	9	0.74%
Sub Total	141,752		25.97%	137,710		33.29%
All Other Taxpayers	404,079		74.03%	275,954		66.71%
Total	<u>\$ 545,831</u>		<u>100.00%</u>	<u>\$ 413,664</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 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
Campbell Soup Supply Co LLC	\$ 130,895	1	22.07%	\$ 136,419	1	28.82%
United States Cold Storage	9,377	2	1.58%	8,315	2	1.76%
Rosedown Associates LLC	7,405	3	1.25%	-	-	-
ABF Freight System, Inc.	5,171	5	0.87%	-	-	-
Western Village LP	9,555	6	1.61%	-	-	-
Extra Space Franklin Blvd. LLC	4,280	4	0.72%	-	-	-
Sei/PSP Vi Joint Ventures	4,216	7	0.71%	2,750	5	0.58%
Bowling Green Associates	4,056	8	0.68%	-	-	-
Con-Way Western Express Inc.	3,731	9	0.63%	-	-	-
47th Street Associates LLC	3,643	10	0.61%	-	-	-
Rosedown Apartments I LLC	-	-	-	6,457	3	1.36%
John Raleigh/David Yancey	-	-	-	3,449	4	0.73%
Chateau Lang Apartments LLC	-	-	-	2,702	6	0.57%
Preservation Southpointe LP	-	-	-	2,500	7	0.53%
Mulberry Estates LLC	-	-	-	2,335	8	0.49%
Jeon Family Trust	-	-	-	2,262	9	0.48%
Hampton Park	-	-	-	2,236	10	0.47%
Sub Total	182,329		30.75%	169,425		35.79%
All Other Taxpayers	410,647		69.25%	303,957		64.21%
Total	\$ 592,976		100.00%	\$ 473,382		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
 (2) Based on total adjusted 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
Stockton Plaza Partners LLC	\$ 11,658	1	3.32%	-	-	-
EKG Investors LLC	10,205	2	2.91%	-	-	-
John M/Nancy M Kehriotis Living Trust	7,543	3	2.15%	6,413	1	2.28%
BE Saigon Plaza LLC	7,382	4	2.10%	-	-	-
NT Stockton Investors LLC	6,093	5	1.74%	-	-	-
Mulleian Investments LLC	4,765	6	1.36%	3,985	5	1.41%
Ralphs Grocery	4,666	7	-	3,468	6	1.23%
ESS Prisa II LLC	4,430	8	1.26%	-	-	-
Brittany Arms	4,290	9	1.22%	4,292	4	1.52%
LSREF2 Clipper II LLC	4,182	10	1.19%	-	-	-
Preferred Properties LLC	-	-	-	5,940	2	2.11%
CCI Stockridge SAC LLC	-	-	-	5,508	3	1.95%
Tran Jack Khai	-	-	-	3,075	7	1.09%
Shiloh Arms LTD	-	-	-	2,682	8	0.95%
Northern California Cement	-	-	-	2,511	9	0.89%
Fruitridge/Stockton LLC	-	-	-	2,186	10	0.78%
Sub Total	65,214		18.57%	40,060		14.21%
All Other Taxpayers	285,946		81.43%	241,797		85.79%
Total	<u>\$ 351,160</u>		<u>100.00%</u>	<u>\$ 281,857</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 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2004</u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
R/G Hayward LLC	\$ 15,550	1	1.71%	\$ -	-	-
Engineered Polymer Solutions Inc.	15,048	2	1.66%	4,665	4	1.83%
Central Valley Industrial Core Holdings	9,121	3	1.00%	-	-	-
Elder Creek Transfer/Recovery Inc.	8,932	4	0.98%	-	-	-
Air Products Manufacturing Corporation	7,630	5	0.84%	-	-	-
C/S Logistics Sacramento/Tracy LLC	7,274	6	0.80%	8,524	2	3.34%
Ballantyne Diana S/Mark C/Jan W Leonard/M	6,100	7	0.67%	-	-	-
Teichert Land Co	5,835	8	0.64%	2,948	7	1.16%
Power Inn Business Park LLC	4,905	9	0.54%	-	-	-
Inland Empire Investments	4,417	10	0.49%	3,755	6	1.47%
Viviion Shops LLC	-	-	-	4,528	5	1.77%
Air Products/Chemicals Inc.	-	-	-	8,341	3	3.27%
Prentiss/Copley Investment	-	-	-	11,116	1	4.36%
W H Q	-	-	-	2,833	8	1.11%
Warehouse Way Associates	-	-	-	2,675	9	1.05%
Thunderbird Partners	-	-	-	2,388	10	0.94%
Sub Total	84,812		9.34%	51,773		20.29%
All Other Taxpayers	823,576		90.66%	203,422		79.71%
Total	<u>\$ 908,388</u>		<u>100.00%</u>	<u>\$ 255,195</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 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2005 <sup>(1)</sup></u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
HRA Element LLC	\$ 34,530	1	13.99%	\$ -	-	-
Target Corporation	26,656	2	10.80%	22,181	2	7.64%
65th St Village LLC	8,700	3	3.53%	-	-	-
CPCA 7716 Folsom Blvd. LLC	7,560	4	3.06%	-	-	-
Atlas Disposal Industries LLC	7,078	5	2.87%	-	-	-
Dimension Properties LLC	5,784	6	2.34%	-	-	-
Kenneth/Susan Catchot Family 2005 Revocable	5,020	7	2.03%	5,567	6	1.92%
American River Self Storage LP	4,927	8	2.00%	8,531	5	2.94%
2800 Pico Associates LLC	4,225	9	1.71%	4,878	8	1.68%
KCMC Properties, LP/Paul E Fong/MAE Etal	3,409	10	1.38%	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	107,889		43.71%	135,290		46.62%
All Other Taxpayers	138,915		56.29%	154,927		53.38%
Total	<u>\$ 246,804</u>		<u>100.00%</u>	<u>\$ 290,217</u>		<u>100.00%</u>

Notes: (1) Data from Fiscal Year 2005 - 65th Street Redevelopment Area was formed in Fiscal Year 2005.  
 (2) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
 (3) Based on total adjusted 2012-13 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)**

<u>Assessee</u>	<u>2013</u>			<u>2010 <sup>(1)</sup></u>		
	<u>Taxable Value <sup>(2)</sup></u>	<u>Rank</u>	<u>Percentage of Total Taxable Value <sup>(3)</sup></u>	<u>Taxable Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Value</u>
IA Sacramento Development LLC	\$ 33,085	1	36.96%	\$ -	-	-
CCAA Partners LLC/Bruce W. Bell/Etal	12,000	2	13.41%	14,843	2	19.07%
JPM 2003 CIBC6 813 6th Street LLC	8,772	3	9.80%	-	-	-
Sacramento County Employee Credit Union	4,197	4	4.69%	4,068	5	5.23%
REA Limited Partnership	4,058	5	4.53%	5,378	4	6.91%
PDRA/Company LLC	3,699	6	4.13%	3,537	6	4.54%
Strumwasser Michael J/Silvia M	3,058	7	3.42%	2,924	7	3.76%
Bowman/Bay Building Joint Venture	2,212	8	2.47%	2,115	8	2.72%
CNPA Services Inc.	1,662	9	1.86%	-	-	-
Legacy Ventures LLC	1,302	10	1.45%	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	74,045		82.72%	67,716		87.00%
All Other Taxpayers	15,465		17.28%	10,117		13.00%
Total	<u>\$ 89,510</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 2012-13 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, 2013**

(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>
Hines Sacramento W.F.C.	\$ 206,544	\$ 130,000	\$ (76,544)	3.06%
300 Capitol Mall NF LP	109,000	85,000	(24,000)	0.96%
GCCFC 2007 -GG9 Office 50	42,738	27,000	(15,738)	0.63%
GCCFC 2005 GG5 L Street	35,615	24,000	(11,615)	0.46%
770 L Street Investment	30,000	18,000	(12,000)	0.48%
Juno Commercial Real Est	18,870	9,400	(9,470)	0.38%
Fund IX-Park Plaza, LLC	10,857	5,429	(5,428)	0.22%
Switch Building Investor	9,486	5,600	(3,886)	0.16%
428 Associates	8,342	7,049	(1,293)	0.05%
601 CM LLC	6,792	4,217	(2,575)	0.10%
Sub Total	478,244	315,695	(162,549)	6.49%
All Other Taxpayers	2,026,223	-	-	-
<b>Total</b>	<b>\$ 2,504,467</b>	<b>\$ 315,695</b>	<b>\$ (162,549)</b>	<b>6.49%</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, 2013.

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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>**

**Del Paso Heights  
As of June 30, 2013  
(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>
Brix Family 1993 Trust	\$ 1,353	\$ 650	\$ (703)	0.25%
FPSIE Properties LLC	1,276	960	(316)	0.11%
The Lenore Wyatt Living	1,269	635	(634)	0.22%
Fine Homes LLC	1,117	726	(391)	0.14%
Lundbom Family Trust	973	-	(973)	0.34%
Lundbom Family Trust	934	655	(279)	0.10%
Lundbom Family Trust	532	245	(287)	0.10%
Brix Family 1993 Trust	458	200	(258)	0.09%
The Lenore Wyatt Living	375	188	(187)	0.07%
Richard Coltrin Trustee	261	110	(151)	0.05%
Sub Total	8,548	4,369	(4,179)	1.46%
All Other Taxpayers	278,001	-	-	-
<b>Total</b>	<b>\$ 286,549</b>	<b>\$ 4,369</b>	<b>\$ (4,179)</b>	<b>1.46%</b>

Lundbom Family Trust

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, 2013.

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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, 2013  
 (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>
Hearst Argyle Stations	\$ 7,865	\$ 2,889	\$ (4,976)	4.01%
Hearst Argyle Stations	7,653	5,600	(2,053)	1.65%
Realty Advisors Inc.	7,050	3,100	(3,950)	3.18%
Lynn Houlihan	2,115	1,000	(1,115)	0.90%
Marvin D. Morgenstein Rev	1,370	600	(770)	0.62%
12th Street Collaborative	510	290	(220)	0.18%
12th Street Collaborative	483	274	(209)	0.17%
12th Street Collaborative	44	25	(19)	0.02%
12th Street Collaborative	44	25	(19)	0.02%
Sub Total	27,134	13,803	(13,331)	10.74%
All Other Taxpayers	97,032	-	-	-
<b>Total</b>	<b>\$ 124,166</b>	<b>\$ 13,803</b>	<b>\$ (13,331)</b>	<b>10.74%</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, 2013.

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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>**

**Oak Park**

**As of June 30, 2013**

(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>
Fenstermacher Living Family Trust	\$ 1,252	\$ 626	\$ (626)	0.14%
Hosuk Choe	221	110	(111)	0.03%
Wu Alexis C.	154	70	(84)	0.02%
Lou F. Saechou	132	69	(63)	0.01%
Mao T. Sou	113	55	(58)	0.01%
Sub Total	1,872	930	(942)	0.22%
All Other Taxpayers	435,668	-	-	-
<b>Total</b>	<b>\$ 437,540</b>	<b>\$ 930</b>	<b>\$ (942)</b>	<b>0.22%</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, 2013.

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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>  
**River District**  
**As of June 30, 2013**  
(in thousands)

Assessee	Taxable Value <sup>(3)</sup>	Assessee's Value <sup>(3)</sup>	Value Difference	Percentage of Total Taxable Value
Sequoia Pacific Boulevard	\$ 12,798	\$ 4,000	\$ (8,798)	2.02%
Detmer Family Limited Partnership	4,598	2,299	(2,299)	0.53%
JMDH Real Estate Sacramento	4,250	1,275	(2,975)	0.68%
YSI XX LP	4,070	3,500	(570)	0.13%
Shirish B. Patel	2,830	2,730	(100)	0.02%
10th North Industrial	2,788	1,684	(1,104)	0.25%
Signal Court & MEW LLC	2,369	1,400	(969)	0.22%
Training Toward Self Reliance	1,778	900	(878)	0.20%
Signal Court & MEW LLC	1,349	800	(549)	0.13%
Detmer Family Limited Partnership	231	116	(115)	0.03%
Sub Total	37,061	18,704	(18,357)	4.22%
All Other Taxpayers	397,434	-	-	-
<b>Total</b>	<b>\$ 434,495</b>	<b>\$ 18,704</b>	<b>\$ (18,357)</b>	<b>4.22%</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, 2013.

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>  
 North Sacramento  
 As of June 30, 2013  
 (in thousands)**

Assessee	Taxable Value <sup>(3)</sup>	Assessee's Value <sup>(3)</sup>	Value Difference	Percentage of Total Taxable Value
Seven Up Bottling Company	\$ 9,667	\$ 7,000	\$ (2,667)	0.49%
Sent Expo Pointe LLC	7,584	5,938	(1,646)	0.30%
Tcherkoyan Family Trust	7,207	4,324	(2,883)	0.53%
Walgreen Company #11262	5,100	3,780	(1,320)	0.24%
Radiological Association	4,600	3,233	(1,367)	0.25%
American Bottling Company	3,783	2,800	(983)	0.18%
281 Lathrop Capital LLC	2,471	1,200	(1,271)	0.23%
First States Investors	2,217	665	(1,552)	0.28%
CSK Auto Corporation	2,203	661	(1,542)	0.28%
CSK Auto Corporation	2,041	613	(1,428)	0.26%
Sub Total	46,873	30,214	(16,659)	3.05%
All Other Taxpayers	498,958	-	-	-
<b>Total</b>	<b>\$ 545,831</b>	<b>\$ 30,214</b>	<b>\$ (16,659)</b>	<b>3.05%</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, 2013.

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>**

**Franklin Boulevard**

**As of June 30, 2013**

(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>
ABF Freight Systems	\$ 4,422	\$ 2,000	\$ (2,422)	0.41%
Chateau Lang Apartments	2,614	2,140	(474)	0.08%
Bearden Family Ltd Partnership	598	199	(399)	0.07%
Cuong H. Patti L. Phong	342	155	(187)	0.03%
David W. Donnell	165	-	(165)	0.03%
Andre S. Holtzclaw	158	90	(68)	0.01%
Hassan M. Dezham	108	55	(53)	0.01%
Phong Cuong H.	131	105	(26)	0.00%
Sub Total	8,538	4,744	(3,794)	0.64%
All Other Taxpayers	584,438	-	-	-
<b>Total</b>	<b>\$ 592,976</b>	<b>\$ 4,744</b>	<b>\$ (3,794)</b>	<b>0.64%</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, 2013.

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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>**

**Stockton Boulevard**

**As of June 30, 2013**

(in thousands)

Assessee	Taxable Value <sup>(3)</sup>	Assessee's Value <sup>(3)</sup>	Value Difference	Percentage of Total Taxable Value
Bee Saigon Plaza LLC	\$ 17,374	\$ 8,600	\$ (8,774)	2.50%
Stockton Plaza Partners	9,763	8,299	(1,464)	0.42%
LSREF2 Clipper II, LLC	6,630	3,700	(2,930)	0.83%
ESS Prisa II LLC	4,565	4,000	(565)	0.16%
Wells Gargo	4,534	357	(4,177)	1.19%
Stockton Plaza Partners	1,562	700	(862)	0.25%
Banwait Properties Inc.	1,209	500	(709)	0.20%
Stockton Plaza Partners	822	400	(422)	0.12%
Nguyen Hy Dinh & Hien To	486	250	(236)	0.07%
Sabrina H. Choe	434	180	(254)	0.07%
Sub Total	47,379	26,986	(20,393)	5.81%
All Other Taxpayers	303,781	-	-	-
<b>Total</b>	<b>\$ 351,160</b>	<b>\$ 26,986</b>	<b>\$ (20,393)</b>	<b>5.81%</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, 2013.

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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>**

**Army Depot**

**As of June 30, 2013**

(in thousands)

Assessee	Taxable Value <sup>(3)</sup>	Assessee's Value <sup>(3)</sup>	Value Difference	Percentage of Total Taxable Value
R & G Hayward LLC	\$ 14,366	\$ 12,000	\$ (2,366)	0.26%
C/S Logistics Sacramento	6,056	4,144	(1,912)	0.21%
6331 Power Inn Rd LLC	3,967	2,200	(1,767)	0.19%
Blue Dog Properties Trust	2,611	783	(1,828)	0.20%
Estes Terminals California	2,410	989	(1,421)	0.16%
John G. Mclouglin 2007 Trust	1,209	604	(605)	0.07%
R & G Hayward LLC	1,161	750	(411)	0.05%
Colmar Props LLC	1,153	577	(576)	0.06%
C/S Logistics Sacramento	1,075	736	(339)	0.04%
Shauna Verkade	693	450	(243)	0.03%
Sub Total	34,701	23,233	(11,468)	1.26%
All Other Taxpayers	873,687	-	-	-
Total	<u>\$ 908,388</u>	<u>\$ 23,233</u>	<u>\$ (11,468)</u>	<u>1.26%</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, 2013.

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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>  
 65th Street  
 As of June 30, 2013  
 (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>
Roger Rasmussen	\$ 2,552	\$ 1,050	\$ (1,502)	0.61%
Gonzales - Kimmel Enterprise	2,388	1,433	(955)	0.39%
Rainwater, Stephen R.	1,847	1,070	(777)	0.31%
Turfs Up Group	1,358	670	(688)	0.28%
The Home Depot USA	1,327	400	(927)	0.38%
GAWFCO Incorporated	954	650	(304)	0.12%
Theodoros G. And Georgia	941	565	(376)	0.15%
Theodoros G. And Georgia	473	284	(189)	0.08%
Koufasimis, George A.	95	-	(95)	0.04%
Sub Total	11,935	6,122	(5,813)	2.36%
All Other Taxpayers	234,869	-	-	-
<b>Total</b>	<b>\$ 246,804</b>	<b>\$ 6,122</b>	<b>\$ (5,813)</b>	<b>2.36%</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, 2013.

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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, 2013**  
(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	\$ 28,821	\$ 10,170	\$ (18,651)	20.84%
St. Anton Investor, LLC	15,204	11,880	(3,324)	3.71%
IA Sacramento Holdings	1,173	503	(670)	0.75%
Sub Total	45,198	22,553	(22,645)	25.30%
All Other Taxpayers	44,312	-	-	-
<b>Total</b>	<b>\$ 89,510</b>	<b>\$ 22,553</b>	<b>\$ (22,645)</b>	<b>25.30%</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, 2013.

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Source: Sacramento County Assessor