

**MEMORANDUM**

**DEPARTMENT OF PUBLIC WORKS**  
County of Placer

TO: BOARD OF SUPERVISORS DATE: MAY 26, 2009  
FROM: <sup>KD</sup> KEN GREHM/BOB COSTA  
SUBJECT: **STERLING POINTE ESTATES PERMANENT ROAD DIVISION (PRD #8)**

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**ACTION REQUESTED / RECOMMENDATION**

Conduct a Public Hearing to approve formation of the Sterling Pointe Estates Permanent Road Division (PRD #8).

1. Receive and consider the Petition by Landowners for Formation of Permanent Road Division #8-Sterling Pointe Estates (Exhibit A)
2. Receive and consider the Affidavit of Valuations for the Sterling Pointe Estates PRD #8 (Exhibit B)
3. Approve and authorize the Chairman to sign a Resolution to form the Sterling Pointe Estates Permanent Road Division, (PRD #8), to order an election be held in accordance with California Streets and Highway Code Section 1173 to determine if assessments to provide services within PRD #8-Sterling Pointe Estates will be levied and to empower the Director of Public Works to appoint judges to conduct the election.

**BACKGROUND / SUMMARY**

A PRD allows property owners to assess themselves and have the County provide specific, limited maintenance services on roads that would otherwise not be maintained by the County. This action will not result in the roads being accepted into the Maintained Mileage System. The subject area of benefit (Exhibit C) is comprised of 60 lots created by the Sterling Pointe Estates subdivision. The roads to be serviced by the PRD include (4) roads within the Sterling Pointe Estates subdivision: Rim Rock Circle, Old Quarry Court, Drambuie Court, and Woodgate Court. They are located in the Loomis area. The attached Petition (Exhibit A), provided by the property owners, is presented to the Board in compliance with the Streets and Highways Code to form a PRD. Although the property owners are electing to assess various per parcel charges based on road usage, Placer County considers the PRD a single fund. As such, all money collected will be used for the benefit and maintenance needs of all roads within the PRD. Of the 60 parcel owners within the district, 47, or 78%, have signed the petition.

**ENVIRONMENTAL**

The requested action is categorically exempt from CEQA under Section 15301, existing facilities.

**FISCAL IMPACT**

This approval would not result in any fiscal impact to County funds. All costs, including administration and insurance costs would be included in the assessment to be placed on each parcel.

**Attachments:**

Resolution

Exhibit A - Petition by Landowners for Formation of Permanent Road Division

Exhibit B – Affidavit of Complete and Correct Property Valuations Described in Petition

Exhibit C – Area of Benefit

A copy of the Engineer's Report is on file with the Clerk of the Board's Office for viewing.

**Before the Board of Supervisors  
County of Placer, State of California**

**In the matter of: A RESOLUTION APPROVING  
AND AUTHORIZING THE CHAIRMAN TO  
APPROVE FORMATION OF THE STERLING  
POINTE ESTATES PERMANENT ROAD  
DIVISION NUMBER 8**

**Resol. No:.....**

**Ord. No:.....**

**First Reading:.....**

The following RESOLUTION was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held \_\_\_\_\_,

by the following vote on roll call:

**Ayes:**

**Noes:**

**Absent:**

**Signed and approved by me after its passage.**

**Attest:  
Clerk of said Board**

\_\_\_\_\_  
**Chairman, Board of Supervisors**

WHEREAS, the residents of the proposed PRD have requested that the County provide certain maintenance work on the roads within the PRD; Rim Rock Circle, Old Quarry Court, Drambuie Court, and Woodgate Court; and

WHEREAS, it is recognized that the Board of Supervisors may form Permanent Road Divisions (PRD's) pursuant to Streets and Highways Code, Section 1160, et. seq. Which may be used to provide funding for local road maintenance to the benefit of property owners residing within a road division; and

Resolution No. \_\_\_\_\_  
STERLING POINTE ESTATES (PRD #8)  
May 26, 2009  
Page 2

WHEREAS, the applicants have submitted the supporting data required by the Streets and Highways Code, specifically a petition requesting the formation of the division, an affidavit of valuation of the properties in the district and an engineer's report outlining the cost of the proposed maintenance work and the proposed assessments on each parcel; and

WHEREAS, the petitioners have/or will form a committee to direct and coordinate all road maintenance,

**BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board:**

1. Hereby approves the formation of PLACER COUNTY PERMANENT ROAD DIVISION (PRD) #8, STERLING POINTE ESTATES PRD #8 as shown on exhibit "C" attached.
2. Hereby orders an election within the boundary of PRD #8 to determine if an assessment for the 2009/2010 Tax Year, under this PRD shall be \$211 and for all succeeding years the assessment shall be \$211 per year per parcel thereafter adjusted annually, effective July 1, in accordance with the change in the State of California Consumer Price Index for All Urban Consumers for the previous calendar year with a 5% annual cap.
3. Hereby empowers the Director of Public Works to appoint judges to conduct the election and tabulate the ballots.

**BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Placer, State of California, that:**

1. This approval does not commit any public funds to the maintenance of the roads and the roads are not accepted into the Maintained Mileage System.

**EXHIBIT "A"**

**PETITION TO FORM PERMANENT ROAD DIVISION  
PRD NO. 8**

The undersigned hereby petition the Placer County Board of Supervisors to form a Permanent Road Division, PRD No. 8.

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**STATEMENT OF INTENT**

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The intent of this petition is to arrange for:

1. Placer County collects funds for the PRD No. 8 (hereinafter called PRD), necessary to maintain Old Quarry, Dram Buie, Rim Rock Circle and Wood Gate court.
  2. Placer County performs maintenance activities as defined by the Placer County PRD 8 Committee (hereinafter called the PRD Committee) and as allowed by existing and available funds from the PRD. A cost estimate for work to be provided by Placer County shall be approved by the PRD Committee before work begins. The PRD Committee reserves the right to contract with others to do the required work if deemed appropriate by the PRD Committee.
  3. Placer County endorses PRD Committee structure and authority.
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**PETITION PROPOSALS**

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- a. The name of the proposed division shall be Placer County Permanent Road Division No. 8.
- b. This petition is signed by a majority of the landowners within the proposed PRD.
- c. The boundaries of the proposed PRD are set forth on Exhibit A, attached hereto and incorporated herein by reference, and shall consist of the parcels set forth on Exhibit B, attached hereto and incorporated herein by reference.
- d. Approximately 103.8 acres of real property will be included within the proposed PRD with an assessed valuation of \$17,075,495 according to the last equalized assessment roll of Placer County, State of California.
- e. The total value of the improvements on the real property within the proposed PRD is \$37,538,167 according to the last equalized assessment roll of Placer County, State of California.

## EXHIBIT "A"

- f. As nearly as can be ascertained, 146 people reside within the boundaries of the proposed PRD.
- g. It is proposed that the PRD be formed for the purpose of permanently maintaining Old Quarry, Drambuie, Rim Rock Circle and Woodgate Court.
- h. It is further proposed that, in order to raise the necessary funds to pay for the maintenance activities, the Board of Supervisors shall impose an assessment of \$211.00 per parcel per year for a long term maintenance needs, with a provision for an annual increase after the first year, effective July 1, in accordance with the change with the change in the State of California Consumer Price Index for All Urban Consumers for the previous calendar year with a 5% annual cap. Any such special assessment shall only become effective upon approval by voters in compliance with all applicable statutory and constitutional requirements.
- i. It is further proposed the PRD Committee be compromised of five (5) members who reside within the boundaries of the PRD, and a maximum of one (1) member per parcel. Each parcel will have one vote when the PRD Committee requests a vote on road-related issues. The PRD Committee will be required to secure majority approval from the members of the PRD in order to petition the Placer County Board of Supervisors for a special tax increase, if necessary, in the future. The PRD Committee members can be volunteers. In the event that more than five (5) members want to be on the committee, the five (5) members receiving the most votes from the PRD, with one vote per parcel, will be on the committee. The Committee shall select the committee chairman by a simple majority. The committee chairman shall be the single focal point of contact for Placer County.

The undersigned respectfully request that the Board of Supervisors consider the foregoing petition at a hearing held in accordance with Streets and Highways Code.

Attachments: Exhibit A  
Exhibit B  
Petition Signatures Sheets  
Latest Equalization Assessment Roll Valuations

**EXHIBIT "A"**

Sterling Pointe Estates  
Permanent Road Division

Road Maintenance and Storm Drainage

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

That portion of the South ½ of Section 17, Township 11 North, Range 8 East, M.D.M., included within the land shown and designated as Sterling Pointe Estates, Tract 744 filed in Book T of Maps, Page 93, Placer County Records.

END OF DESCRIPTION



**EXHIBIT "A"**

We the undersigned respectfully request that the Board of Supervisors consider the foregoing petition at a hearing held in accordance with Streets and Highways Code Section 1164.

1 Dated: 10-5-08  
Linda Curnutt [Signature]  
Layne and Linda Curnutt  
APN: 036-310-001

2 Dated: \_\_\_\_\_  
Shannon Guidera  
APN: 036-310-002

3 Dated: \_\_\_\_\_  
Eric and Shai Szyper  
APN: 036-310-003

4 Dated: \_\_\_\_\_  
Joseph Hoon and Sharilyn Christian  
APN: 033-310-004

5 Dated: 10/4/08  
[Signature] [Signature]  
Keith and Carol Murray  
APN: 036-310-005

6 Dated: 10-03-08  
[Signature]  
Craig and Charlotte Christensen  
APN: 036-310-006

7 Dated: \_\_\_\_\_  
Christopher and Trudy Knapp  
APN: 036-310-007

8 Dated: 10-2-08  
[Signature] [Signature]  
Ralph and Stacey Stoneking  
APN: 036-310-008

EXHIBIT "A"

9 Dated: \_\_\_\_\_

Harald and Judith Benson  
APN: 036-310-009 *Harald J. Benson*

10 Dated: 10/2/08 *Judith Q. Benson*

Melvin and Jeanann Douglas  
APN: 036-310-010 *Melvin Douglas*

11 Dated: 10/2/08 *Jean Ann Douglas*

Mechelle Jungsten  
APN: 036-310-011 *Mechelle J.*

12 Dated: 10/6/08

Phillip and Teresa Raynal  
APN: 036-310-012 *Teresa Raynal*

13 Dated: 10/5/08 *Phil and*

Raymond and Margaret Suppe  
APN: 036-310-013 *Raymond Suppe*

14 Dated: 10-5-08 *Margaret Suppe*

Gary Cain  
APN: 036-310-014 *Gary Cain*

15 Dated: 10/2/08

Gordon and Taeko Wong  
APN: 036-310-015

16 Dated: \_\_\_\_\_

Daniel Anderson  
APN: 036-310-016

EXHIBIT "A"

17 Dated: \_\_\_\_\_

Todd and Reanne Vowell  
APN: 036-310-017

18 Dated: \_\_\_\_\_

Joseph and Carbonaro Steinmetz  
APN: 036-310-018

19 Dated: 10-05-08

*Joseph Steinmetz*  
*Catherine Carbonaro*

Ryan Stroub  
APN: 036-310-019

20 Dated: \_\_\_\_\_

Forough Tabaie  
APN: 036-310-020

21 Dated: 10/5/08

*Forough Tabaie*

Glen and Mary Ann Reed  
APN: 036-310-021

22 Dated: 10/2/08

*Glen A. Reed*  
*Mary Ann Reed*

David Gravlin  
APN: 036-310-022

23 Dated: \_\_\_\_\_

Thomas and Jodi Westphal  
APN: 036-310-023

24 Dated: 10-4-08

*Thomas R. Westphal*  
*Jodi Westphal*

John and Carol Gililand  
APN: 036-310-024

EXHIBIT "A"

25 Dated: 10-4-08

*Jeff Hill*

Jeff and Barbara Dill  
APN: 036-320-001

*Jeff Dill*  
*Barbara Dill*

26 Dated: 10-4-08

Raymond and Margaret Suppe  
APN: 036-320-003

27 Dated: 10-2-08

*Margaret Suppe*  
*Raymond Suppe*  
*Vicky Calver Berlin*  
*Stephen Berlin*

Stephen Berlin and Vicky Calver  
APN: 036-320-004

28 Dated: 10/2/08

Russell and Diane Tonda  
APN: 036-320-005

29 Dated: 10/5/08

*Russell Tonda*  
*Diane Tonda*

Charles and Janice Killingsworth  
APN: 036-320-006

30 Dated: 10/5/08

*Charles R. Killingsworth*  
*Janice A. Killingsworth*

Sherbert and Deborah Jones  
APN: 036-320-007

31 Dated: 10-5-08

*Catherine V Carter*  
*EBCA*

Ian and Cathrine Carter  
APN: 036-320-008

32 Dated: 10/4/08

Deborah Loris  
APN: 036-320-009

*Deborah Jones*  
*10/6/08*

EXHIBIT "A"

33

Dated:

10/7/08

*[Signature]* *Barbara Luthin*

Gerald and Barbara Luthin  
APN: 036-320-010

34

Dated:

\_\_\_\_\_

Maria and Gregory Glynn  
APN: 036-320-011

35

Dated:

10/4/2008

*Martin Parker* *Elizabeth A. Parker*

Martin and Elizabeth Parker  
APN: 036-320-013

36

Dated:

\_\_\_\_\_

William and Cheryl Graham  
APN: 036-320-014

*William B. Graham*

37

Dated:

10/4/08 *Cheryl A. Graham*

Terry and Terri Taylor  
APN: 036-320-015

38

Dated:

10/6/08

*[Signature]* *Terri Taylor*

Randy Masters  
APN: 036-320-016

39

Dated:

10/7/08

*Randy Masters*

Larry and Teresa Carmean  
APN: 036-320-017

40

Dated:

\_\_\_\_\_

Scott Daley  
APN: 036-320-018

EXHIBIT "A"

41 Dated: 10-10-08  
*[Signature]*

Kenneth and Jill Ahrens  
APN: 036-320-022

42 Dated: 10/5/09  
*[Signature]* *[Signature]*

Lynn Houlihan  
APN: 036-320-024

43 Dated: 10/7/08  
*[Signature]*

Roy and Silvia Thompson  
APN: 036-330-001 *[Signature]* *[Signature]*

44 Dated: 10/4/08

Randy and Rebecca Regan  
APN: 036-330-002 *[Signature]* *[Signature]*

45 Dated: 10.04.2008

John and Anne Farr  
APN: 036-330-003  
46 Dated: 10/5/2008 *[Signature]* *[Signature]*

John and Brenda Nivinski  
APN: 036-330-004  
47 Dated: 10/5/2008 *[Signature]* *[Signature]*

Fred and Rita Jackson  
APN: 036-330-005  
48 Dated: 10/4/08 *[Signature]* *[Signature]*

Richard Rich  
APN: 036-330-006

EXHIBIT "A"

49 Dated: 10-3-08 Richard E. Rich

David and Barbara Ghi Nassi  
APN: 036-330-007

Barbara G. Ghi Nassi

50 Dated: 10/2/2008

Julie and Zuvella Sarbacher  
APN: 036-330-008

Keat Zuvella

51 Dated: 10/2/08 [Signature]

Stanley and Valerie Rathbone  
APN: 036-330-009

Valerie Ratten

52 Dated: 10/6/08

Stanley C Rathbone

Robert and Cynthia Carmen  
APN: 036-330-010

Robert Carmen

53 Dated: 10/3/08

Glen and Mary Ann Reed  
APN: 036-330-011

Glen A. Reed

54 Dated: 10/2/08

Mary Ann Reed

Glen Reed  
APN: 036-330-012

Glen A. Reed

55 Dated: 10/2/08

Mary Ann Reed

Steven and Channa Kaneski  
APN: 036-330-013

[Signature]

56 Dated: 10-6-08

James and Leslie La Manita  
APN: 036-330-014

EXHIBIT "A"

57 Dated: 10-3-08

*[Handwritten signature]*  
10/3/08

Stephen and Kathleen Grattan  
APN: 036-330-015

58 Dated: 10-3-08

*[Handwritten signature]*

Warren Adams and Karen Lee  
APN: 036-330-016

59 Dated: 10/3/08

*[Handwritten signature]*

Robert Pendrod  
APN: 036-330-017

60 Dated: 10/4/08

David Gravlin  
APN: 036-330-016

**EXHIBIT "A"**

VI. ASSESSMENT RATE AND METHOD OF ASSESSMENT

The rate of assessment for each lot is calculated and is as follows:

Sterling Pointe Estates Subdivision, 60 lots

The assessment rate for 2009-2010 tax year is based upon the "Budget Worksheet" attached hereto and made a part hereof and is proposed to be as follows:

Total Assessment	<u>\$12,679.91</u>
Number of lots	60
Annual Cost per lot	<u>\$211.00</u>

METHOD OF ASSESSMENT

Assessments will be collected in the same way real property taxes are collected by the Placer County Tax Collector on behalf of the zone of benefit and will be deposited by the County in a separate fund in the name of "Sterling Pointe Estates P.R.D.". Assessments will be collected in two installments and will be available within sixty (60) days after the installments are due. The Sterling Pointe HOA will deposit a portion of their maintenance money with Placer County. This money shall be deposited in the PRD No. 8 account specifically for the benefits listed in this Engineers Report.

Consumer Price Index Adjustment:

The amount of assessment specified for this year may be adjusted annually for the ensuing fiscal year to reflect the Consumer Price index prepared by the United States Department of Labor, Bureau of Labor Statistics, using the weighted average of Consumer Price Indexes (All Urban Consumers for the State of California). The amount of increase shall not exceed 5 percent in any one year. The Board of Supervisors shall be responsible for making the necessary computation each year prior to May 1<sup>st</sup> and advising the Placer County Auditor/Controller what the amount of charge for drainage and road maintenance services is to be for the next year as a result of the foregoing computations.



**PETITION TO FORM PERMANENT ROAD DIVISION  
PRD LATEST EQUQLIZATION ASSESSMENT ROLL VALUATIONS**

APN	OWNER	Property Address	Acres	No of Residents	Assessed Value of Land	Assessed Value of Improvements
036-310-001	Curnutt, Layne & Linda	4510 Lake Forest Drive	Lot 1		202,442	746,877
036-310-002	Guidera, Shannon	4520 Lake Forest Drive	Lot 2		236,184	
036-310-003	Szyper, Eric & Shai	4530 Lake Forest Drive	Lot 3		504,073	870,686
036-310-004	Hoon, Joseph & Sharilyn Christian	9604 Old Quarry Court	Lot 4		282,514	951,132
036-310-005	Murray, Keith & Carol	9608 Old Quarry Court	Lot 5		143,221	424,456
036-310-006	Christensen, Craig & Charlotte	9609 Old Quarry Court	Lot 6		137,253	469,530
036-310-007	Knapp, Christopher & Trudy	9605 Old Quarry Court	Lot 7		324,729	865,945
036-310-008	Stoneking, Ralph & Stacy	4540 Lake Forest Drive	Lot 8		309,288	991,617
036-310-009	Benson, Harald & Judith	9600 Drambule Court	Lot 9		228,172	773,787
036-310-010	Douglas, Melvin & Jeanann	9604 Drambule Court	Lot 10		330,791	821,735
036-310-011	Jungsten, Mechelle	9608 Drambule Court	Lot 11		182,221	719,229
036-310-012	Raynal, Philip & Teresa	9601 Drambule Court	Lot 12		189,284	
036-310-013	Suppe, Raymond & Margaret	9700 Rim Rock Circle	Lot 19		163,300	664,036
036-310-014	Cain, Gary	9706 Rim Rock Circle	Lot 20		320,443	639,988
036-310-015	Wong, Gordon & Taeko	9714 Rim Rock Circle	Lot 21		177,832	
036-310-016	Anderson, Daniel	9705 Rim Rock Circle	Lot 38		216,471	810,335
036-310-017	Vowell, Todd & Reanne	9701 Rim Rock Circle	Lot 39		298,381	667,674
036-310-018	Steinmentz, Joseph & Carbonaro	4539 Lake Forest Drive	Lot 40		363,120	677,280
036-310-019	Stroub, Ryan	4529 Lake Forest Drive	Lot 41		240,726	726,355
036-310-020	Tabaie, Forough	4519 Lake Forest Drive	Lot 42		324,729	952,540
036-310-021	Reed, Glen & Mary Ann	9642 Sterling Pointe Court	Lot 43		232,852	624,204
036-310-022	Gravlin, David	9659 Sterling Pointe Court	Lot 58		339,328	1,055,103
036-310-023	Westphal, Thomas & Jodi	9639 Sterling Pointe Court	Lot 59		196,798	664,555
036-310-024	Gilliland, John & Carol	4501 Lake Forest Drive	Lot 60		232,852	756,004
036-320-001	Dill, Jeff & Barbara	9757 Rim Rock Circle	Lot 13		209,647	394,623
036-320-003	Suppe, Raymond & Margaret	9752 Rim Rock Circle	Lot 15		207,756	
036-320-004	Berlin, Stephen & Calver, Vicki	9756 Rim Rock Circle	Lot 16		346,800	681,360
036-320-005	Tonda, Russell & Diane	9760 Rim Rock Circle	Lot 17		455,000	844,000
036-320-006	Killingsworth, Charles & Janice	4569 Lake Forest Drive	Lot 18		190,961	689,148
036-320-007	Jones, Sherbert & Deborah	9722 Rim Rock Circle	Lot 22		249,679	584,397

EXHIBIT "B"

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**PETITION TO FORM PERMANENT ROAD DIVISION  
PRD LATEST EQUQLIZATION ASSESSMENT ROLL VALUATIONS**

APN	OWNER	Property Address	Acres	No of Residents	Assessed Value of Land	Assessed Value of Improvements
036-320-008	Carter, Ian & Cathrine	9728 Rim Rock Circle	Lot 23		309,872	581,011
036-320-009	Loris, Deborah	9734 Rim Rock Circle	Lot 24		309,872	581,011
036-320-010	Luthin, Gerald & Barbara	9738 Rim Rock Circle	Lot 25		432,972	681,976
036-320-011	Glynn, Maria & Gregory	9742 Rim Rock Circle	Lot 26		309,872	529,365
036-320-013	Parker, Martin & Elizabeth	9745 Rim Rock Circle	Lot 28		209,450	470,121
036-320-014	Graham, William & Cheryl	9741 Rim Rock Circle	Lot 29		180,050	645,568
036-320-015	Taylor, Terry & Terri	9737 Rim Rock Circle	Lot 30		251,575	581,598
036-320-016	Masters, Randy	9733 Rim Rock Circle	Lot 31		309,872	716,580
036-320-017	Carmean, Larry & Teresa	9729 Rim Rock Circle	Lot 32		309,288	950,948
036-320-018	Daley, Scott	9725 Rim Rock Circle	Lot 33		425,315	808,858
036-320-022	Ahrens, Kenneth & Jill	9749 Rim Rock Circle	Lot 27		307,409	665,856
036-320-024	Houlihan, Lynn	9753 Rim Rock Circle	Lot 14		228,390	910,350
036-330-001	Thompson, Roy & Silvia	9721 Rim Rock Circle	Lot 34		496,187	886,589
036-330-002	Regan, Randy & Rebecca	9717 Rim Rock Circle	Lot 35		383,717	663,909
036-330-003	Farr, John & Anne	9713 Rim Rock Circle	Lot 36		269,587	
036-330-004	Nivinski, John & Brenda	9709 Rim Rock Circle	Lot 37		309,872	684,302
036-330-005	Jackson, Fred & Rita	4600 Woodgate Court	Lot 44		234,023	858,453
036-330-006	Rich, Richard	4610 Woodgate Court	Lot 45		234,023	661,773
036-330-007	Ghi Nassi, David & Barbara	4620 Woodgate Court	Lot 46		220,800	533,171
036-330-008	Sarbacker, Julie & Zuzela	4621 Woodgate Court	Lot 47		399,513	744,717
036-330-009	Rathbone, Stanley & Valerie	4611 Woodgate Court	Lot 48		235,171	470,121
036-330-010	Carmen, Robert & Cynthia	4601 Woodgate Court	Lot 49		213,639	676,928
036-330-011	Reed, Glen & Mary Ann	9672 Sterling Pointe Court	Lot 50		241,807	
036-330-012	Reed, Glen	9682 Sterling Pointe Court	Lot 51		221,151	
036-330-013	Kaneski, Steven & Channa	9692 Sterling Pointe Court	Lot 52		445,106	1,245,216
036-330-014	La Mantia, James & Leslie	9699 Sterling Pointe Court	Lot 53		555,810	792,682
036-330-015	Grattan, Stephen & Kathleen	9689 Sterling Pointe Court	Lot 54		196,929	453,987
036-330-016	Adams, Warren & Karen Lee	9679 Sterling Pointe Court	Lot 55		468,180	1,684,020
036-330-017	Pendrod, Robert	9669 Sterling Pointe Court	Lot 56		221,151	572,467
036-330-018	Gravlin, David	9659 Sterling Pointe Court	Lot 57		308,045	

**EXHIBIT "B"**

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EXHIBIT "C"

