

AGENDA ADDENDUM

REGULAR MEETINGS OF THE ROCKLIN CITY COUNCIL

April 25, 2017

TIME: 6:00 PM

PLACE: Council Chambers, 3970 Rocklin Road

www.rocklin.ca.us



MEETING ITEMS

CONSENT CALENDAR

15.5 Resolution of the City Council of the City of Rocklin Declaring Conditions at Locations within the City of Rocklin to be a Public Nuisance, Ordering Weed Abatement of Same, and Setting the Date and Time for a Protest Hearing

Staff Presentation by Justin Nartker

Any writing related to an agenda item for the open session of this meeting, distributed to the City Council, less than 72 hours before this meeting, is available for inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the council meeting in the public access binder located on the table in the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5588.



City Council Report

Subject: Declaring Conditions at Locations within the City of Rocklin to be a Public Nuisance, Ordering Weed Abatement of Same, and Setting the Date and Time for a Protest Hearing

**Submitted by: Rick Forstall, Director
Justin Nartker, Deputy Director**

Date: April 25, 2017

Department: Public Services

- **Staff Recommendation:** Staff recommends approval of the Resolution of the City Council of the City of Rocklin Declaring Conditions at Locations within the City of Rocklin to be a Public Nuisance, Ordering Weed Abatement of Same, and Setting the Date and Time for a Protest Hearing. Approval of this Resolution will set the date and time for a Protest Hearing to take place during the May 23, 2017 meeting of the City Council, and that the City Clerk is directed to notice the listed property owners of the time and date of the Protest Hearing.

BACKGROUND:

The “Standards for Maintenance of Vacant Parcels” and the Rocklin Municipal Code, RMC 8.12m require that the property owners of vacant parcels within the City clear their properties of weeds and debris thereby eliminating potential fire hazards.

- As part of the weed abatement and rubbish program the City has sent letters to the property owners advising them of the timeframes involved and that failure to comply will result in the City performing the weed abatement and charging them for the service.
- If payment is not made to the City then a lien will be placed against the property.
- Declaring the properties public nuisances (see Exhibit A) will allow the City to take action in the event the owners do not complete the required weed abatement by June 1, 2017, and/or fail to address the re-growth issue during the burn season.
- To complete the weed and rubbish abatement process, the City is required to hold a notice to protest hearing to hear objections from any landowners whose property has been declared a nuisance. As required by statute, notices will be sent to the owners of the properties declared a nuisance, via certified letters mailed April 26, 2017.

- After hearing the objections, if any, the council shall allow or overrule any objections. At that time, the council acquires jurisdiction to proceed and perform the work of removal, and by approving the resolution makes the order to proceed with abatement.

FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Approximately 326 vacant parcels in the City of Rocklin require weed abatement.

Conclusions:

- A Protest Hearing is needed prior to beginning the weed abatement project.

Recommendations:

- Set the date and time for a Protest Hearing during the May 23, 2017 City Council Meeting

Fiscal Impact:

\$25,000 is budgeted from the General Fund (100-823-6035) for the weed abatement project. The General Fund will be reimbursed as property owners pay the issued bill and as liens are placed against properties for noncompliance and nonpayment.



Ricky A. Horst, City Manager
Reviewed for Content



Steven P. Rudolph, City Attorney
Reviewed for Legal Sufficiency

Attachments:

- Exhibit A

RESOLUTION NO. 2017-

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN
DECLARING CONDITIONS AT LOCATIONS WITHIN THE CITY OF ROCKLIN
TO BE A PUBLIC NUISANCE, ORDERING WEED ABATEMENT OF SAME, AND SETTING
THE DATE AND TIME FOR A PROTEST HEARING

The City Council of the City of Rocklin does resolve as follows:

Section 1. Upon sufficient information presented to the City Council by the City Manager, the Council finds and declares that conditions at the locations listed on Exhibit A, attached hereto and incorporated herein by this reference, constitute a public nuisance and are detrimental to the public health, safety, and welfare. The following conditions exist:

- a. There is an accumulation of combustibles, weeds, and other rank growth which is a hazard to the public health and safety and those conditions constitute a public nuisance.
- b. The accumulation of combustibles, weeds, and other rank growth substantially increase the fire hazard.
- c. The properties upon which the nuisance exists are identified by parcel number on the attached Exhibit A.

Section 2. The City Council orders that the nuisance be abated in accordance with the adopted "Standards for Maintenance of Vacant Parcels" before June 1, 2017, or the property owners show cause to the City Council at a Protest Hearing on May 23, 2017, at 6:00 p.m. at the Rocklin City Council Chambers as to why the abatement should not be accomplished. If such abatement is not accomplished in the time set forth above, or if satisfactory cause is not shown as to why it should not be abated, and it remains unabated thereafter, the City may cause the abatement to be accomplished and the cost thereof be placed as a special assessment against the property.

Section 3. The City Clerk is hereby directed to mail notice to the owners of the property in accordance with provisions of Section 39567.1 of the Government Code.

PASSED AND ADOPTED this 25th day of April, 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Scott Yuill, Mayor

ATTEST:

Barbara Ivanusich, City Clerk

EXHIBIT A

Exhibit A

<u>W NUM</u>	<u>APN</u>	<u>Owner1</u>
W126	017-171-007-000	ALDEBARAN INTERNATIONAL INC
W429	454-040-012-000	APPLEGATE JAMES & APPLEGATE DANIELLA
W230	045-043-046-000	ARROWEST PROPERTIES INC
W231	045-043-047-000	ARROWEST PROPERTIES INC
W232	045-043-048-000	ARROWEST PROPERTIES INC
W153	017-281-008-000	ATHERTON GRIFFIN LLC
W56	010-191-026-000	ATTIA CYNTHIA & ATTIA GILLES S TR
W295	046-010-069-000	ATTIA GILLES S & CYNTHIA TTEES
W211	045-041-014-000	AUBURN MANOR HOLDING CORP
W238	045-052-011-000	AUBURN MANOR HOLDING CORPORATION
W263	045-110-034-000	AUBURN MANOR HOLDING CORPORATION
W264	045-110-054-000	AUBURN MANOR HOLDING CORPORATION
W265	045-110-055-000	AUBURN MANOR HOLDING CORPORATION
W600	374-060-002-000	BASRAI KARANJIT SINGH & BASRAI RAMI KAUR
W237	045-043-078-000	BASS PRO OUTDOOR WORLD LLC ET AL
W364	376-050-001-000	BERGMAN DOUGLAS E & BERGMAN FREDA TR
W96	016-090-024-000	BOGDAN JOSEPH & BOGDAN NADIA G
W452	454-050-030-000	BOLEBRUKH NATALIYA
W10	010-030-006-000	BROUILLETTE JEAN P TR ET AL
W17	010-082-059-000	BULLARD BRYAN E TR ET AL
W188	045-011-017-000	BURTON RICHARD E & SHAWN
W187	045-011-012-000	BURTON RICHARD E & SHAWN ET AL
W44	010-181-044-000	BYRNES LAWRENCE DELANEY & PATRICIA ANN T
W13	010-072-002-000	CASSOTTA DANTE L TRUSTEE
W332	371-010-005-000	CHEN ESTER
W269	045-110-066-000	CHINA GARDEN LLC
W65	010-210-021-000	CHINN GREGORY S ET AL
W66	010-210-022-000	CHINN GREGORY S ET AL
W273	045-132-021-000	CJ PHEN LLC
W274	045-132-021-000	CJ PHEN LLC
W275	045-132-001-000	CJ PHEN LLC
W276	045-132-021-000	CJ PHEN LLC
W37	010-144-007-000	CLARK MICHAEL S & DAWN R
W38	010-144-008-000	CLARK MICHAEL S & DAWN R
W310	045-031-047-000	COKER IRENE A TRUSTEE
W206	045-031-001-000	COKER IRENE ANN TRUSTEE
W207	045-031-003-000	COKER IRENE ANN TRUSTEE
W208	045-031-004-000	COKER IRENE ANN TRUSTEE
W209	045-031-005-510	COKER IRENE ANN TRUSTEE
W256	045-090-004-000	CONWILL JOSEPH F & CONWILL MARSHA G TR
W266	045-110-063-000	COOPER SCOTT & COOPER MICHELE
W304	046-020-071-000	CORP OF PRESIDING BISHOP LDS
W305	046-020-072-000	CORP OF PRESIDING BISHOP LDS
W246	045-053-084-000	CROWNE PROPERTIES INC
W412	453-020-010-000	CROWNE PROPERTIES INC
W413	453-020-011-000	CROWNE PROPERTIES INC
W414	453-020-012-000	CROWNE PROPERTIES INC

Exhibit A

W415	453-020-013-000	CROWNE PROPERTIES INC
W416	453-020-014-000	CROWNE PROPERTIES INC
W420	453-020-018-000	CROWNE PROPERTIES INC
W421	453-020-019-000	CROWNE PROPERTIES INC
W422	453-020-020-000	CROWNE PROPERTIES INC
W55	010-191-020-000	CSS PROPERTIES LLC
W221	045-042-053-000	DEL PASO & EL CAMINO LLC
W222	045-042-055-000	DEL PASO & EL CAMINO LLC
W115	016-351-018-000	DESTINY CHRISTIAN CHURCH OF THE ASSEMBLI
W337	374-070-006-000	DEVAULT JEFFREY H & LORI A
W333	371-040-024-000	DINGLASAN ULYSSES & MARISA
W356	376-020-004-000	DIZONMAGAHIS TERESITA ET AL
W40	010-162-001-000	DOWNS JOHN W TR
W15	010-072-012-000	DOYLE KIRK C & LORETTA TR
W16	010-072-015-000	DOYLE KIRK C & LORETTA TR
W39	010-144-010-000	DUFF DUANE ALEXANDER
W354	376-020-002-000	DUGGAN DANIEL A JR
W612	045-120-046-000	ECKHARDT GARY J & CYNTHIA D
W85	010-250-020-000	EDMONDSON ROBERT M TR ET AL
W291	046-010-006-000	ELLIOTT HOMES INC
W343	374-200-007-000	EL-SAYEGH HUSSEIN S & EL-SAYEGH MAY JAY
W184	030-210-068-000	ENGEL THOMAS J & BETTY J
W185	030-210-069-000	ENGEL THOMAS J & BETTY J
W162	017-284-006-000	EUREKA DEVELOPMENT COMPANY LLC
W163	017-284-007-000	EUREKA DEVELOPMENT COMPANY LLC
W166	017-284-027-000	EUREKA DEVELOPMENT COMPANY LLC
W167	017-284-028-000	EUREKA DEVELOPMENT COMPANY LLC
W168	017-284-029-000	EUREKA DEVELOPMENT COMPANY LLC
W169	017-284-030-000	EUREKA DEVELOPMENT COMPANY LLC
W368	378-010-003-000	EVERGREEN SR LAND LP
W369	378-010-004-000	EVERGREEN SR LAND LP
W370	378-010-007-000	EVERGREEN SR LAND LP
W122	017-081-088-000	EVERGREEN/ROCKLIN LAND JOINT VENTURE
W150	017-270-090-000	EVERGREEN/ROCKLIN LAND JOINT VENTURE
W27	010-122-010-000	FAUSTMAN DANIEL J
W446	454-050-023-000	FUJII ROBERT & JANICE K
W344	374-200-009-000	GARNER WILLIAM
W30	010-131-006-000	GAYALDO JACK A TR
W287	045-390-020-000	GCRP LLC
W34	010-133-021-000	GEMMELL NOLE
W172	017-460-003-000	GOLDEN STATE LUMBER INC
W174	017-460-001-000	GOLDEN STATE LUMBER INC
W42	010-170-002-000	GOOCH LAURENCE JOHN & JANNELLE YVONNE TR
W520	454-070-052-000	GRANITE LAKES ESTATES COMMUNITY ASSOCIAT
W254	045-080-033-000	HANEY CONSTRUCTION INVESTMENTS LLC
W195	045-013-005-000	HANZLICK FAMILY PARTNERSHIP ET AL
W200	045-013-022-000	HANZLICK FAMILY PARTNERSHIP ET AL
W205	045-021-045-000	HANZLICK FAMILY PARTNERSHIP ET AL

Exhibit A

W212	045-041-016-000	HARMON MARTIN A TR ET AL
W218	045-041-025-000	HARMON MARTIN A TR ET AL
W240	045-052-026-000	HARMON MARTIN A & MARTINE D
W29	010-122-012-000	HARRINGTON FRANCIS & HARRINGTON KELLY
W365	376-060-002-000	HENDERSON JEFFREY A & DEBORAH A TR ET AL
W267	045-110-064-000	HENDRICKSON KENNETH BERNHARDT
W268	045-110-065-000	HENDRICKSON KENNETH BERNHARDT
W48	010-181-053-000	HERNANDEZ ANDREW & SARAH
W50	010-181-055-000	HERNANDEZ DANIEL J & KATHLEEN B ET AL
W47	010-181-051-000	HERNANDEZ DANIEL J ET AL
W49	010-181-054-000	HERNANDEZ DANIEL J ET AL
W306	046-173-007-000	HUFF DENNIS L & HUFF SHIRLEY F TR
W90	010-470-003-000	HURLEY COMPANY LLC THE ET AL
W91	010-470-008-000	HURLEY COMPANY LLC THE ET AL
W92	010-470-023-000	HURLEY COMPANY LLC THE ET AL
W93	010-470-024-000	HURLEY COMPANY LLC THE ET AL
W28	010-122-011-000	HUSS MICHAEL W
W159	017-283-013-000	JACKSON II LLC ET AL
W160	017-283-014-000	JACKSON II LLC ET AL
W158	017-283-011-000	JACKSON II LLC ET AL
W350	374-270-006-000	JAR CAPITAL CA
W353	374-270-014-000	JENSEN ERIC E & DONDRA C
W349	374-230-009-000	JK BARNHART INC
W328	370-120-003-000	JOHN MOURIER CONSTRUCTION INC
W329	370-120-004-000	JOHN MOURIER CONSTRUCTION INC
W330	370-120-005-000	JOHN MOURIER CONSTRUCTION INC
W51	010-191-004-000	JOHN MOURIER CONSTRUCTION INC
W33	010-132-013-000	KEENAN JOYCE ANN ET AL
W26	010-122-009-000	KEITH RANDALL C
W334	372-020-030-000	KRAVCHUK ROMAN & KRAVCHUK KRYSZYNA
W18	010-091-022-000	LAMOUREAUX LOREE TR
W19	010-091-023-000	LAMOUREAUX LOREE TR
W20	010-091-024-000	LAMOUREAUX LOREE TR
W21	010-091-025-000	LAMOUREAUX LOREE TR
W615	045-360-001-000	LEE BARBARA E TR ET AL
W617	045-120-065-000	LEE BARBARA E TR ET AL
W182	030-200-033-000	LION SHARE INVESTMENTS LLC
W331	371-010-003-000	LYSAK VIKTOR & MARIYA
W108	016-230-011-000	MAGAHIS NICANOR V & TERESITA L
W109	016-230-012-000	MAGAHIS NICANOR V & TERESITA L
W110	016-230-013-000	MAGAHIS NICANOR V & TERESITA L
W180	030-140-024-000	MAIER FRIEDRICH
W347	374-230-001-000	MALIHINA TATIANA
W105	016-230-001-000	MANAGHEBI MAHNAZ
W106	016-230-002-000	MANAGHEBI MAHNAZ
W107	016-230-003-000	MANAGHEBI MAHNAZ
W312	364-010-041-000	MARKS MICHAEL D ET AL
W283	045-260-044-000	MASHA JOHN & KATHY K

Exhibit A

W297	046-010-072-000	MIMA CAPITAL LLC
W298	046-010-073-000	MIMA CAPITAL LLC
W299	046-010-074-000	MIMA CAPITAL LLC
W300	046-010-075-000	MIMA CAPITAL LLC
W152	017-270-069-000	MOHAMED JOSEPH SR TR ET AL
W605	010-121-006-000	MOORE MARVIN
W89	010-260-040-000	MULTIGROUP LLC
W360	376-030-004-000	NAGARAJAH RAMESH & NAGARAJAH DILKUSHE
W148	017-190-045-000	NEIL INTERNATIONAL CORPORATION
W358	376-020-010-000	NEJADIAN ERIC TR
W294	046-010-077-000	NEWCASTLE ROCKLIN GOLD HILL CEMETERY DIS
W616	045-120-068-000	NG ALEXANDER REAL ESTATE DEVELOPMENT LLC
W618	045-120-069-000	NG ALEXANDER REAL ESTATE DEVELOPMENT LLC
W260	045-101-066-000	NICKSAM PROPERTIES LLC
W1	010-010-008-000	NORMAN STEPHEN J TTEE ET AL
W179	030-140-004-000	NORMAN STEPHEN J TTEE ET AL
W2	010-010-009-000	NORMAN STEPHEN J TTEE ET AL
W628	032-070-066-000	OATES PHILIP TR ET AL
W622	030-020-003-000	OATES PHILIP D TR
W623	030-010-011-000	OATES PHILIP D TR
W624	030-030-059-000	OATES PHILIP D TR
W626	032-070-067-000	OATES PHILIP D TR
W618	030-050-013-000	OATES PHILIP D TR ET AL
W619	030-070-017-000	OATES PHILIP D TR ET AL
W620	030-070-016-000	OATES PHILIP D TR ET AL
W621	030-041-001-000	OATES PHILIP D TR ET AL
W625	032-010-010-000	OATES PHILIP D TR ET AL
W627	032-010-021-000	OATES PHILIP D TR ET AL
W629	032-060-065-000	OATES PHILIP D TR ET AL
W630	032-070-065-000	OATES PHILIP D TR ET AL
W348	374-230-005-000	OBUTKOV MKHAIL & OBUTKOV YELENA TR
W22	010-092-010-000	ONEILL MICHAEL T & JOSEPHINE A TRUSTEES
W553	491-010-003-000	ORCHARD CREEK INVESTORS LLC
W554	491-010-004-000	ORCHARD CREEK INVESTORS LLC
W555	491-010-005-000	ORCHARD CREEK INVESTORS LLC
W556	491-010-006-000	ORCHARD CREEK INVESTORS LLC
W557	491-010-007-000	ORCHARD CREEK INVESTORS LLC
W558	491-010-008-000	ORCHARD CREEK INVESTORS LLC
W559	491-010-009-000	ORCHARD CREEK INVESTORS LLC
W560	491-010-010-000	ORCHARD CREEK INVESTORS LLC
W561	491-010-012-000	ORCHARD CREEK INVESTORS LLC
W35	010-134-010-000	OSELLA ILONA TRUSTEE
W102	016-220-004-000	OSTROW BRIAN CURTIS TRUSTEE ET AL
W103	016-220-005-000	OSTROW BRIAN CURTIS TRUSTEE ET AL
W104	016-220-006-000	OSTROW BRIAN CURTIS TRUSTEE ET AL
W53	010-191-008-000	PASLEY VIOLET M
W602	010-220-040-000	PATTERSON SANDRA J ET AL
W603	010-220-045-000	PATTERSON SANDRA J ET AL

Exhibit A

W303	046-020-070-000	PETTY DAVID T & DIANE S
W326	368-020-031-000	PIERCE DENNIS
W226	045-043-032-000	PLACER PARTNERS LLC
W272	045-120-062-000	POLYCOMP TRUST COMPANY CSTDN ET AL
W170	017-460-002-000	QQ SACRAMENTO - 614 LLC
W346	374-200-012-000	RAI KASHMIR S & BALJIT K
W64	010-210-013-000	RANK STEVEN L
W281	045-190-008-000	RAWAT KIRAN
W552	491-010-002-000	REGENTS OF THE UNIVERSITY OF CALIFORNIA
W257	045-090-062-000	REIS ROGER E & VIRGINIA M
W261	045-103-006-000	ROACH J WILLIAM TR ET AL
W57	010-191-029-000	ROCKLIN CIVIC CENTER LLC
W59	010-191-032-000	ROCKLIN CIVIC CENTER LLC
W60	010-191-048-000	ROCKLIN CIVIC CENTER LLC
W61	010-191-049-000	ROCKLIN CIVIC CENTER LLC
W62	010-191-077-000	ROCKLIN CIVIC CENTER LLC
W87	010-260-038-000	ROCKLIN CIVIC CENTER LLC
W88	010-260-048-000	ROCKLIN CIVIC CENTER LLC
W154	017-281-014-000	ROCKLIN CORPORATE CENTER LLC
W155	017-281-015-000	ROCKLIN CORPORATE CENTER LLC
W156	017-281-016-000	ROCKLIN CORPORATE CENTER LLC
W157	017-283-010-000	ROCKLIN CORPORATE CENTER LLC
W164	017-284-015-000	ROCKLIN CORPORATE CENTER LLC
W245	045-053-039-000	ROCKLIN INVESTORS GROUP 1
W270	045-120-050-000	ROCKLIN MEADOWS GREENBREA 22 LLC
W271	045-120-059-000	ROCKLIN MEADOWS GREENBREA 22 LLC
W609	045-120-056-000	ROCKLIN MEADOWS GREENBREA 22 LLC
W610	045-120-057-000	ROCKLIN MEADOWS GREENBREA 22 LLC
W611	045-120-012-000	ROCKLIN MEADOWS GREENBREA 22 LLC
W613	045-120-037-000	ROCKLIN MEADOWS GREENBREA 22 LLC
W614	045-120-049-000	ROCKLIN MEADOWS GREENBREA 22 LLC
W278	045-161-014-000	ROCKLIN SIERRA APARTMENTS II LLC
W279	045-161-015-000	ROCKLIN SIERRA APARTMENTS II LLC
W280	045-161-016-000	ROCKLIN SIERRA APARTMENTS II LLC
W362	376-030-015-000	ROSE KEVIN M & COLEEN LOPEZ TTEE
W86	010-260-044-000	RUHKALA ROY E TRUSTEE
W342	374-200-003-000	SAGUCIO LEVY & SAGUCIO EDWIN
W461	454-060-009-000	SANDHER BALJIT
W277	045-161-007-000	SCHUBERT WALTER R JR & CHRISTIAN AMY
W165	017-284-026-000	SFPD LLC
W562	045-150-023-000	SIERRA JOINT COMM COLLEGE
W563	045-150-052-000	SIERRA JOINT COMM COLLEGE
W619	045-150-048-000	SIERRA JOINT COMM COLLEGE
W423	454-040-002-000	SIMON THOMAS NEIL & SIMON LIKAA
W361	376-030-006-000	SKLYARUK EDUARD & SKLYARUK OKSANA
W7	010-023-002-000	SMELSER JAMES A ET AL
W8	010-024-002-000	SMELSER JAMES A ET AL
W286	045-390-019-000	SMITH LOGAN JEFFREY TRUSTEE

Exhibit A

W620	045-053-064-000	SNECCHI DAVID J ET AL
W63	010-204-010-000	SORELLE HOMES LLC
W114	016-030-003-000	SOUTHERN PACIFIC PIPE LINE PTP
W52	010-191-007-000	SOUTHERN PACIFIC PIPE LINE PTP
W642	016-351-032-000	SOUTHERN PACIFIC PIPE LINE PTP
W140	017-174-020-000	SOUTHERN PLACER SCHOOL TRANSPORTATION AU
W147	017-182-017-000	SOUTHERN PLACER SCHOOL TRANSPORTATION AU
W606	017-081-085-000	SPRING VALLEY - ROCKLIN LP
W577	017-081-067-000	SR 95-EP VENTURES LLC
W149	017-270-002-000	STANFORD RANCH I LLC
W576	017-081-062-000	STANFORD RANCH SELF STORAGE LLC
W307	046-214-003-000	STAPLES DIANA B TRUSTEE
W128	017-171-030-000	SUNSET RANCHOS INVESTORS LLC
W137	017-172-014-000	SUNSET RANCHOS INVESTORS LLC
W143	017-177-011-000	SUNSET RANCHOS INVESTORS LLC
W144	017-181-006-000	SUNSET RANCHOS INVESTORS LLC
W145	017-182-005-000	SUNSET RANCHOS INVESTORS LLC
W146	017-182-018-000	SUNSET RANCHOS INVESTORS LLC
W631	017-181-005-000	SUNSET RANCHOS INVESTORS LLC
W632	017-182-007-000	SUNSET RANCHOS INVESTORS LLC
W633	017-182-008-000	SUNSET RANCHOS INVESTORS LLC
W634	017-182-009-000	SUNSET RANCHOS INVESTORS LLC
W635	017-182-014-000	SUNSET RANCHOS INVESTORS LLC
W636	017-182-013-000	SUNSET RANCHOS INVESTORS LLC
W637	017-081-079-000	SUNSET RANCHOS INVESTORS LLC
W638	017-174-045-000	SUNSET RANCHOS INVESTORS LLC
W639	017-174-040-000	SUNSET RANCHOS INVESTORS LLC
W640	017-182-012-000	SUNSET RANCHOS INVESTORS LLC
W609	016-020-003-000	SUNSET WHITNEY LLC
W610	016-010-006-000	SUNSET WHITNEY LLC
W611	016-010-005-000	SUNSET WHITNEY LLC
W612	030-140-009-000	SUNSET WHITNEY LLC
W613	010-010-011-000	SUNSET WHITNEY LLC
W614	016-010-007-000	SUNSET WHITNEY LLC
W615	016-020-004-000	SUNSET WHITNEY LLC
W616	010-040-007-000	SUNSET WHITNEY LLC
W617	010-010-014-000	SUNSET WHITNEY LLC
W248	045-053-044-000	TAYLOR MORRISON OF CALIFORNIA LLC ET AL
W196	045-041-044-000	TAYLOR ROAD 24 LLC
W197	045-013-023-000	TAYLOR ROAD 24 LLC
W219	045-041-045-000	TAYLOR ROAD 24 LLC
W220	045-041-043-000	TAYLOR ROAD 24 LLC
W607	045-013-024-000	TAYLOR ROAD 24 LLC
W129	017-171-025-000	TAYLOR WHITNEY RANCH LP
W130	017-171-026-000	TAYLOR WHITNEY RANCH LP
W131	017-171-027-000	TAYLOR WHITNEY RANCH LP
W239	045-052-015-000	THOMAS SIERRA LLC
W241	045-052-019-000	THOMAS SIERRA LLC

Exhibit A

W242	045-052-020-000	THOMAS SIERRA LLC
W243	045-052-021-000	THOMAS SIERRA LLC
W213	045-041-018-000	TRIMMS PAVILIONS LLC
W214	045-041-019-000	TRIMMS PAVILIONS LLC
W215	045-041-020-000	TRIMMS PAVILIONS LLC
W14	010-072-009-000	TRUE ERIC & LORI
W112	016-240-039-000	USA INVESTMENT ASSOC INC & KENYO AMERICA
W101	016-210-011-000	USA INVESTMENT ASSOC INC ET AL
W113	016-240-044-000	USA INVESTMENT ASSOC INC ET AL
W292	046-010-007-000	WEDDING RANDOLPH E & CELIA A TR ET AL
W301	046-020-003-000	WEDDING RANDOLPH E & CELIA A TR ET AL
W426	454-040-007-000	WIBBELER PATRICK R & BENTLEY AMY E TR
W100	016-210-002-000	WIL LEN ENTERPRISES
W97	016-100-031-000	WIL LEN ENTERPRISES
W98	016-180-004-000	WIL LEN ENTERPRISES
W99	016-180-005-000	WIL LEN ENTERPRISES
W132	017-171-032-000	WILDCAT WHITNEY RANCH 100 LLC
W133	017-171-034-000	WILDCAT WHITNEY RANCH 100 LLC
W134	017-171-036-000	WILDCAT WHITNEY RANCH 100 LLC
W135	017-171-016-000	WILDCAT WHITNEY RANCH 100 LLC
W136	017-171-017-000	WILDCAT WHITNEY RANCH 100 LLC
W621	017-270-099-000	WILLIAM JESSUP UNIVERSITY
W622	017-270-089-000	WILLIAM JESSUP UNIVERSITY
W623	017-081-070-000	WILLIAM JESSUP UNIVERSITY
W645	017-270-097-000	WILLIAM JESSUP UNIVERSITY
W646	017-270-098-000	WILLIAM JESSUP UNIVERSITY
W161	017-284-004-000	WILSON DAVID S & SANDRA W
W601	010-220-041-000	WINDGASSEVONWENDORFF GABRIELE
W341	374-180-029-000	WINTER RONALD D & MARGARET J
W9	010-026-001-000	WISE DONALD L & WISE DONNA M TR ET AL
W94	016-020-009-000	WOESSNER STEVEN R & PATRICIA G
W258	045-101-059-000	YASSA NADINE H TR
W641	016-450-001-000	YUBA INVESTMENTS - SUNSET LP ET AL
W11	010-040-040-000	ZL ROCKLIN LLC
W3	010-010-016-000	ZL ROCKLIN LLC
W4	010-010-017-000	ZL ROCKLIN LLC
W5	010-010-028-000	ZL ROCKLIN LLC
W6	010-010-029-000	ZL ROCKLIN LLC