

AFFIDAVIT OF POSTING

**Petition to Form Annexation No. 2 to Permanent Road Division (PRD) No. 1000,
Zone No. 007, Central Estates Phase 2C Subdivision, McKinleyville.**

STATE OF CALIFORNIA)
) s.s.
COUNTY OF HUMBOLDT)

Ken Freed, being first duly sworn, deposes and says:

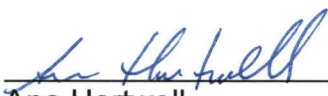
That he now is and was at all times herein mentioned a citizen of the United States over the age of eighteen years, competent to be a witness in the matters herein set forth; that he is a member of the staff of the Department of Public Works of the County of Humboldt; and that the posting which is hereinafter mentioned was done on behalf of the Board of Supervisors of the County of Humboldt.

That on January 4, 2016, he conspicuously posted within the boundaries of Annexation No. 2 to PRD 1000, Zone 007, a copy of the attached petition, notice of formation (annexation), and notice of assessment in accordance with Resolution No. 15-131 of the Board of Supervisors of the County of Humboldt, which said portion of county highway is described in said Resolution and in said attached Notice of Hearing.



Ken Freed

Subscribed and sworn to before me
on this of January 6, 2016



Ana Hartwell
Deputy Clerk of the Board

NOTICE OF A PUBLIC HEARING BY THE HUMBOLDT COUNTY BOARD OF SUPERVISORS, AT THE HUMBOLDT COUNTY COURTHOUSE, BOARD OF SUPERVISORS CHAMBERS, EUREKA, CALIFORNIA, TO CONSIDER THE FORMATION OF ANNEXATION NO. 2 TO PERMANENT ROAD DIVISION 1000, ZONE NO. 007 FOR ROAD MAINTENANCE FOR THE CENTRAL ESTATES PHASE 2C SUBDIVISION

NOTICE IS HEREBY GIVEN, pursuant to Streets and Highways Code §1164, that the Humboldt County Board of Supervisors will hold a public hearing on February 2, 2016 at 1:30 p.m. or soon thereafter, at the Humboldt County Courthouse, Board of Supervisors Chambers, Eureka, California, to consider the formation of Annexation No. 2 to Permanent Road Division 1000, Zone No. 007 for road maintenance consisting of road resurfacing and storm drain rehabilitation for the Central Estates Phase 2C Subdivision.

Estelle Fennell
Chair, Humboldt County Board of Supervisors

**PETITION
TO FORM ANNEXATION NO. 2 TO PERMANENT ROAD DIVISION 1000,
ZONE NO. 007 FOR MAINTENANCE OF ROAD
FOR CENTRAL ESTATES PHASE 2C SUBDIVISION**

The undersigned hereby petitions the Humboldt County Board of Supervisors to form Annexation No. 2 to Humboldt County Permanent Road Division 1000, Zone No. 007 pursuant to Article 3 (commencing with Section 1160) of Chapter 4 of Division 2 of the Streets and Highways Code (the Permanent Road Division Law).

The name of the division proposed for annexation shall be Humboldt County Permanent Road Division 1000, Zone No. 007 known as Central Estates Phase 2 Subdivision.

This petition is signed by the landowners within the proposed annexation area.

The boundaries of the proposed annexation area are set forth in Exhibit A, attached hereto and incorporated herein by reference, and shall consist of the following parcels of the Central Estates Phase 2C subdivision:

| Assessor Parcel Number | Lot # | Owner |
|-------------------------------|--------------|-------------------------------|
| 508-401-001 | 1 | Central Estates Remainder LLC |
| 508-401-002 | 2 | Central Estates Remainder LLC |
| 508-401-003 | 3 | Central Estates Remainder LLC |
| 508-401-004 | 4 | Central Estates Remainder LLC |
| 508-401-005 | 5 | Central Estates Remainder LLC |
| 508-401-006 | 6 | Central Estates Remainder LLC |
| 508-401-007 | 7 | Central Estates Remainder LLC |
| 508-401-008 | 8 | Central Estates Remainder LLC |
| 508-401-009 | 9 | Central Estates Remainder LLC |
| 508-401-010 | 10 | Central Estates Remainder LLC |
| 508-401-011 | 11 | Central Estates Remainder LLC |
| 508-401-012 | 12 | Central Estates Remainder LLC |
| 508-401-013 | 13 | Central Estates Remainder LLC |
| 508-401-014 | 14 | Central Estates Remainder LLC |
| 508-401-015 | 15 | Central Estates Remainder LLC |
| 508-401-016 | 16 | Central Estates Remainder LLC |
| 508-401-017 | 17 | Central Estates Remainder LLC |
| 508-401-018 | 18 | Central Estates Remainder LLC |
| 508-401-019 | 19 | Central Estates Remainder LLC |
| 508-401-020 | 20 | Central Estates Remainder LLC |
| 508-401-021 | 21 | Central Estates Remainder LLC |
| 508-401-022 | 22 | Central Estates Remainder LLC |
| 508-401-023 | 23 | Central Estates Remainder LLC |
| 508-401-024 | 24 | Central Estates Remainder LLC |
| 508-401-025 | 25 | Central Estates Remainder LLC |
| 508-401-026 | 26 | Central Estates Remainder LLC |
| 508-401-027 | 27 | Central Estates Remainder LLC |
| 508-401-028 | 28 | Central Estates Remainder LLC |

| Assessor Parcel Number | Lot # | Owner |
|------------------------|-------|-------------------------------|
| 508-401-029 | 29 | Central Estates Remainder LLC |
| 508-401-030 | 30 | Central Estates Remainder LLC |
| 508-401-031 | 31 | Central Estates Remainder LLC |
| 508-401-032 | 32 | Central Estates Remainder LLC |
| 508-401-033 | 33 | Central Estates Remainder LLC |
| 508-401-034 | 34 | Central Estates Remainder LLC |
| 508-401-035 | 35 | Central Estates Remainder LLC |
| 508-401-036 | 36 | Central Estates Remainder LLC |
| 508-401-037 | 37 | Central Estates Remainder LLC |
| 508-401-038 | 38 | Central Estates Remainder LLC |
| 508-401-039 | 39 | Central Estates Remainder LLC |
| 508-401-040 | 40 | Central Estates Remainder LLC |
| 508-401-041 | 41 | Central Estates Remainder LLC |
| 508-401-042 | 42 | Central Estates Remainder LLC |
| 508-401-043 | 43 | Central Estates Remainder LLC |
| 508-401-044 | 44 | Central Estates Remainder LLC |
| 508-401-045 | 45 | Central Estates Remainder LLC |
| 508-401-046 | 46 | Central Estates Remainder LLC |
| 508-401-047 | 47 | Central Estates Remainder LLC |
| 508-401-048 | 48 | Central Estates Remainder LLC |
| 508-401-049 | 49 | Central Estates Remainder LLC |
| 508-401-050 | 50 | Central Estates Remainder LLC |
| 508-401-051 | 51 | Central Estates Remainder LLC |
| 508-401-052 | 52 | Central Estates Remainder LLC |
| 508-401-053 | 53 | Central Estates Remainder LLC |
| 508-401-054 | 54 | Central Estates Remainder LLC |
| 508-401-055 | 55 | Central Estates Remainder LLC |
| 508-401-056 | 56 | Central Estates Remainder LLC |
| 508-401-057 | 57 | Central Estates Remainder LLC |
| 508-401-058 | 58 | Central Estates Remainder LLC |
| 508-401-059 | 59 | Central Estates Remainder LLC |
| 508-401-060 | 60 | Central Estates Remainder LLC |
| 508-401-061 | 61 | Central Estates Remainder LLC |
| 508-401-062 | 62 | Central Estates Remainder LLC |

Approximately 13.33 acres of real property will be included within the proposed annexation area, with an assessed valuation of \$1,967,730 according to the last equalized assessment roll.

The total value of the improvements on the real property within the proposed annexation area is \$-0- according to the last equalized assessment roll. The total value of the personal property within the proposed annexation area is \$-0- according to the latest equalized assessment roll. As nearly as can be ascertained, -0- persons reside within the boundaries of the proposed annexation area.

It is proposed that the annexation to PRD 1000, Zone No. 007 be formed for the purposes of maintaining the surface of Sagewood Way within the boundaries of the

Central Estates Phase 2C subdivision; rehabilitation of the storm drain system within Phase 2C; and rehabilitation of the storm drain system within the overall boundaries of the Central Estates Phase 2 subdivision. All facilities are located within the boundaries of the area proposed for annexation or are within the boundaries of PRD 1000, Zone No. 007. The area proposed for annexation is described in Exhibit A.

Maintenance is defined for the purpose of this petition as:

- Funding the resurfacing Sagewood Way serving 44 lots. (The resurfacing of Heartwood Drive is not included in this petition. Lots 18 through 35 will not participate in the maintenance of Sagewood Way as they take access from Heartwood Drive. The resurfacing of Arbor Way serving lots 18 through 35 is not included in this petition; it will be maintained by a separate maintenance association.) The cost of maintenance of the roads is based upon a repetitive 25 year cycle of resurfacing of the roads with a year-12 slurry seal and year-25 asphalt concrete overlay. The maintenance cycle is as follows:

| Cycle Period | Year | Activity |
|-----------------|------|----------|
| | 12 | slurry |
| | 25 | overlay |

- Funding the rehabilitation of the storm drain system located within the overall boundaries of the Central Estates Phase 2 subdivision is based upon an estimated 50 year life of the storm drain system. The cycle will repeat for subsequent 50 year cycles. This annexation will equitably spread the cost of the storm drain system across all of the developed phases of the Central Estates Phase 2 Subdivision. The storm drain system benefits all of the parcels in phases 2A, 2B and 2C and will ultimately benefit all of the parcels in future phase 2D. A future annexation is anticipated for Phase 2D when the remaining phase is developed.
- Funding the rehabilitation of the Sagewood Way storm drain system located within Phase 2C serving 44 lots is based upon an estimated 50 year life of the storm drain system. Only the lots accessing Sagewood Way benefit from this storm drain system. (The maintenance of the storm drain in Heartwood Drive is not included in this petition. The maintenance of the storm drain in Arbor Way is not included in this petition; it will be maintained by a separate maintenance association.) The cycle will repeat for subsequent 50 year cycles. This annexation will equitably spread the cost of the storm drain system across all of the lots accessed from Sagewood Way. The storm drain system benefits 44 lots in Phase 2C.

It is estimated that the costs of maintenance will be based upon the benefits received by each parcel. The method for determining the costs is shown in the Engineer's Report on file with the Department of Public Works.

It is further proposed that in order to raise the necessary funds to pay for the maintenance activities, the Board of Supervisors impose a special assessment per parcel per year, with a provision for a compounded inflation factor based upon the Consumer Price Index. The assessment shall recur annually until changed by a new law or a vote of the property owners or a special election by all voters of PRD 1000, Zone No. 007, which

includes Annexation No. 2. Any such special tax shall only become effective upon approval by the voters in compliance with all applicable statutory and constitutional requirements.

The undersigned respectfully requests that the Board of Supervisors consider the foregoing petition at a hearing held in accordance with Streets and Highways Code Section 1165.

Dated _____

PETITIONER:

**Central Estates Remainder LLC,
a California Limited Liability Company**

By: _____
JAMES L. FURTADO, MANAGER

Attachments:

- Exhibit A (Legal Description)

EXHIBIT A (Legal Description)

ANNEXATION NO. 2 TO PERMANENT ROAD DIVISION 1000, ZONE NO. 007 FOR ROAD MAINTENANCE

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

That portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 East, Humboldt Meridian, described as follows:

Lots 1 through 62 and all that portion of Sagewood Drive as shown on Tract No. 647 of the Central Estates Phase 2C Subdivision, as filed in Book 25 of Maps, pages 48-51, in the Office of the County Recorder of said County.

Dated: 3/2/2015

By:

Max A. Schillinger
Max Schillinger
LS 7969



NOTICE OF A PUBLIC HEARING BY THE HUMBOLDT COUNTY BOARD OF SUPERVISORS, AT THE HUMBOLDT COUNTY COURTHOUSE, BOARD OF SUPERVISORS CHAMBERS, EUREKA, CALIFORNIA, TO CONSIDER AN ASSESSMENT ON REAL PROPERTY WITHIN THE PROPOSED ANNEXATION NO. 2 TO PERMANENT ROAD DIVISION (PRD) 1000, ZONE NO. 007 TO FUND ROAD MAINTENANCE.

NOTICE IS HEREBY GIVEN that the Humboldt County Board of Supervisors will hold a public hearing on February 2, 2016 at 1:30 p.m. or soon thereafter, at the Humboldt County Courthouse, Board of Supervisors Chambers, Eureka, California, to hold an election of all property owners within the proposed Annexation No. 2 to PRD 1000, Zone No. 007 to consider an assessment for road resurfacing and storm drain rehabilitation.

THE ASSESSMENT is to be imposed upon each parcel within the proposed Annexation No. 2 to PRD 1000, Zone No. 007 and will be based on units of benefit and land use on each parcel. Units of benefit per parcel are shown on Attachment A, attached to this notice.

The total assessment for the proposed Annexation No. 2 to PRD 1000, Zone No. 007 is projected to be \$8,784.78 in its first year. This first year assessment includes the base value of \$6,921.06 plus \$1,863.72 for administration costs in establishing Annexation No. 2 to PRD 1000, Zone No. 007. The amount of the assessment for the first year will not exceed \$1.00 per unit of benefit plus the per parcel shared administration cost of forming Annexation No. 2 to PRD 1000, Zone No. 007. The maximum assessment per parcel for the first year is set forth on Attachment A.

For the second and subsequent years, the amount of the assessment will not exceed \$1.00 per unit of benefit. The total assessment base value will be increased by an inflation factor compounded based upon the Consumer Price Index. This assessment will recur annually until changed by new law or a vote of the property owners or a special election by all voters of PRD 1000, Zone No. 007, including Annexation No. 2.

PROCEEDS OF THIS ASSESSMENT will be used to pay for road resurfacing and storm drain rehabilitation. The amount of assessment attributable to each parcel, as shown in Attachment A, has been certified as being fair and equitable by a Registered Civil Engineer. The formula for determining each parcel's assessment is shown in the Engineer's Report which is on file with the Department of Public Works – Land Use Division, 3033 "H" Street, Room 17, Eureka California.

BALLOTS INDICATING APPROVAL OR DISAPPROVAL OF THE ASSESSMENT must be filed with the Humboldt County Auditor in writing prior to the end of the public hearing on February 2, 2016 as, by law, the County can only consider written ballots in its final tabulation. Each ballot shall be signed. Ballots in favor of or against the assessment can be sent to: Annexation No. 2 to PRD 1000, Zone No. 007, C/O Humboldt County Auditor-Controller, 825 Fifth Street, Room 126, Eureka, California 95501 by February 2, 2016. The ballot shall remain sealed until tabulated by the

Humboldt County Auditor, provided that an assessment ballot may be submitted, changed or withdrawn by the person who submitted the ballot prior to the conclusion of the public hearing on February 2, 2016. The enclosed ballot will indicate your ownership of record as of January 1, 2015, in addition to the weighted value of your vote. This weighted value is based upon the proportionate financial obligation imposed upon your parcel.

At the end of the public hearing all written ballots for or against the assessment together with those ballots mailed in prior to said meeting will be tallied and certified by the Humboldt County Auditor, which tally shall be reported to the Board of Supervisors of Humboldt County as well as to those County agencies which will assess and collect the assessment.

A majority protest received at the conclusion of the public hearing means the assessment shall not be imposed. A majority protest exists if, upon the conclusion of the hearing, the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, ballots shall be weighted according to the proportional financial obligation of an affected parcel.

Estelle Fennell
Chair, Humboldt County Board of Supervisors

| Attachment A | | | | |
|---|-------------|-------------|-------------|---------------|
| No. | APN | 1st Year | 2nd Year | Benefit Units |
| 64 | 508-401-001 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 65 | 508-401-002 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 66 | 508-401-003 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 67 | 508-401-004 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 68 | 508-401-005 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 69 | 508-401-006 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 70 | 508-401-007 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 71 | 508-401-008 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 72 | 508-401-009 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 73 | 508-401-010 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 74 | 508-401-011 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 75 | 508-401-012 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 76 | 508-401-013 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 77 | 508-401-014 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 78 | 508-401-015 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 79 | 508-401-016 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 80 | 508-401-017 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 81 | 508-401-018 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 82 | 508-401-019 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 83 | 508-401-020 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 84 | 508-401-021 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 85 | 508-401-022 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 86 | 508-401-023 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 87 | 508-401-024 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 88 | 508-401-025 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 89 | 508-401-026 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 90 | 508-401-027 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 91 | 508-401-028 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 92 | 508-401-029 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 93 | 508-401-030 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 94 | 508-401-031 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 95 | 508-401-032 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 96 | 508-401-033 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 97 | 508-401-034 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 98 | 508-401-035 | \$ 72.61 | \$ 42.55 | 42.5500 |
| 99 | 508-401-036 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 100 | 508-401-037 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 101 | 508-401-038 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 102 | 508-401-039 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 103 | 508-401-040 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 104 | 508-401-041 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 105 | 508-401-042 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 106 | 508-401-043 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 107 | 508-401-044 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 108 | 508-401-045 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 109 | 508-401-046 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 110 | 508-401-047 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 111 | 508-401-048 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 112 | 508-401-049 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 113 | 508-401-050 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 114 | 508-401-051 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 115 | 508-401-052 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 116 | 508-401-053 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 117 | 508-401-054 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 118 | 508-401-055 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 119 | 508-401-056 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 120 | 508-401-057 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 121 | 508-401-058 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 122 | 508-401-059 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 123 | 508-401-060 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 124 | 508-401-061 | \$ 169.95 | \$ 139.89 | 139.8900 |
| 125 | 508-401-062 | \$ 169.95 | \$ 139.89 | 139.8900 |
| Totals => | | \$ 8,784.78 | \$ 6,921.06 | 6,921.0600 |
| Engineer's Report Amounts => | | \$ 8,784.78 | \$ 6,921.06 | |
| difference* => | | \$ - | \$ - | |
| <div> * Note: Assessment Total is different from Engineers Report Total due to rounding to nearest cent of proportional costs. </div> | | | | |