

RIVER DELTA UNIFIED SCHOOL DISTRICT

Notice of a Regular Meeting of the Board of Trustees

By Order of the President of the Board of Trustees, this is a Call for the Regular Meeting of the Board of Trustees of the River Delta Unified School District to be held:

November 13, 2018

Clarksburg Middle School ♦ 52870 Netherlands, Clarksburg, CA

A copy of the full agenda (with backup documents but without confidential closed session items) is available for public review at the District Office, 445 Montezuma St., Rio Vista, California, at least 72 hours prior to the announced meeting of the Board of Trustees or online at <http://riverdelta.org> under the heading: Board of Trustees

REGULAR MEETING AGENDA

1. Call the Open Session to Order (@ 5:30 p.m.)
2. Roll Call
3. Review Closed Session Agenda (see attached agenda)
 - 3.1 Announce Closed Session Agenda
 - 3.2 Public Comment on Closed Session Agenda Items Only
4. Approve Closed Session Agenda and Adjourn to the **Closed Session** (@5:35 p.m.)

Motioned: _____ Second: _____ Ayes: _____ Noes: _____ Absent: _____ Time: _____
5. Reconvene to Open Session (@ approx. 6:30 p.m.) Time: _____
 - 5.1 Retake Roll Call

Member Fernandez ____; Member Olson ____; Member Riley ____; Member Donnelly ____;
Member Elliott ____; Member Maghoney ____; Member Bettencourt ____
 - 5.2 Pledge of Allegiance
6. Report of Action taken, if any, during the Closed Session (Government Code Section 54957.1) – Board President Fernandez
7. Review and Approve the **Open Session** Agenda

Motioned: _____ Second: _____ Ayes: _____ Noes: _____ Absent: _____
8. Public Comment: **Anyone may address the Board at this time regarding any subject that is within the Board's subject-matter jurisdiction which is not on this night's agenda** [Government Code Section 54954.3 and Education Code Sections 35145.5 and 72121.5]. **However, please hold your comments on a specific agenda item on this agenda until it is brought up for discussion.** To address the Board, raise your hand and when you have been called on, please step up to the podium and state your name. However, **understand the Board may not take action on any item which is not actually listed on this agenda** (except as authorized by Government Code Section 54954.2). (BB9323) **Individual speakers shall be allowed three minutes to address the Board on any non-agendized item. The Board shall limit the total time for public presentation and input on all items to a maximum of 20 minutes.** With Board consent, the Board President may increase or decrease the time allowed for public comment, depending on the topic and the number of persons wishing to be heard and the overall length of the agenda. The Board President may take a poll of speakers for or against a particular issue and may ask that additional persons speak only if they have something new to add. (BB 9323) Anyone may appear at the Board meeting to testify in support of, or in opposition to, any item on this agenda being presented to the Board for consideration. {If you wish to have an item placed on the agenda for discussion and/or action by the Board, you must notify the Board Secretary/Superintendent in writing no later than ten working days prior to a regularly scheduled Board meeting requesting permission. After the Superintendent's Cabinet has met, you will be notified of their decision.}
9. **Reports, Presentations, Information**
 - 9.1 Board Member(s) and Superintendent Report(s) and/or Presentation(s) –
 - 9.1.1 Board Members' report(s)
 - 9.1.2 Committee Report(s)
 - 9.1.3 Superintendent Beno's report(s)
 - 9.2 Business Services' Reports and/or Presentations on: Routine Restricted Maintenance; Deferred Maintenance; Maintenance and Operations; Transportation Department; Food Services Department; District Technology; and District Budget – Elizabeth Keema-Aston, Chief Business Officer and Ken Gaston, Director of MOT
 - 9.2.1 ADA/Enrollment Report - Elizabeth Keema-Aston
 - 9.2.2 Monthly Financial Report - Elizabeth Keema-Aston
 - 9.2.3 Maintenance, Operations & Transportation Update – Ken Gaston
 - 9.3 Other – Education Services' Reports and/or Presentation(s) -
 - 9.3.1 Educational Services and Special Education Updates – Kathy Wright
 - 9.3.2 Results of the Local Performance Indicators Report – Kathy Wright
 - 9.3.3 Williams Review Annual Report for 2017-2018 for River Delta USD – Kathy Wright
 - 9.4 River Delta Unified Teacher's Association (RDUTA) Update:
 - 9.5 California State Employee's Association (CSEA) Chapter #319 Update:
 - 9.6 Notice of Intention to Amend the Conflict of Interest Code

10. **Consent Calendar**

- 10.1 Approve Board Minutes
Regular Meeting of the Board, October 9, 2018
- 10.2 Receive and Approve Monthly Personnel Reports
As of November 13, 2018
- 10.3 District's Monthly Expenditure Report
October 2018
- 10.4 Request to approve the Memorandum of Understanding with the Sacramento County Office of Education (SCOE) to provide science training and coaching at a cost not to exceed \$600 for the 2018-2019 school year – Educational Services Funds – Kathy Wright
- 10.5 Request to approve an Independent Contract with Lee Williams to provide CPR and First Aid to district employees at a cost not to exceed \$5,400– Bonnie Kauzlarich
- 10.6 Request to approve "Community ProSuite" data sharing and services agreement for Wind River High School (Adult Education), no cost to the district – Nick Casey
- 10.7 Request to approve a field trip for Bates Elementary 5th and 6th grade students to the Sly Park Environmental Education Center from May 28-31, 2019– Maria Elena Becerra
- 10.8 Request to approve the Independent Contract for Services Agreement with Briton Education dba Insights to Behavior for the 2018-2019 school year at a cost not to exceed \$18,500.– Special Education Funds – Kathy Wright
- 10.9 Request to declare as surplus, a non-operational piano at Riverview Middle School and deem its value as zero – Marcy Rossi
- 10.10 Request to approve the Independent Contract for Services Agreement with R Plus Consulting for the 2018-2019 school year at a cost not to exceed \$10,000 – Special Education Funds – Kathy Wright
- 10.11 Request to approve the Independent Contract for Services Agreement with Sara M. Hall, M.A., BCBA for the 2018-2019 school year at a cost not to exceed \$30,000 -Special Education Funds – Kathy Wright
- 10.12 Request to approve the PTA Fundraising event "La-Tee-Da! Candle Sale" event to benefit Bates Elementary students attending the Sly Park Educational fieldtrip – Maria Elena Becerra
- 10.13 Request to approve the Leave of Absence for Alma Alexander for the remainder of the 2018-2019 school year – Don Beno
- 10.14 Request to approve the D.H. White Elementary PTC fundraising event "Family Movie Night" profit from concessions – Nick Casey
- 10.15 Request For approval of the Specific Waiver Request to allow Delta High School and Clarksburg Middle School to continue with the Joint School Site Council for both schools for 2018-2019 – Laura Uslan
- 10.16 Request to acknowledge the Raley's grant Heavenly Boosters applied for to install water filtration systems at Delta High School, Clarksburg Middle School and Delta Elementary Charter School – Laura Uslan
- 10.17 Request to approve the Riverview Middle Schools PTC fundraising event "The Pie Company" to benefit Riverview 6th grade science camp – Marcy Rossi
- 10.18 Request to declare as surplus, River Delta Unified School District vehicles that are non-operational and deem their value as zero – Ken Gaston
- 10.19 Donations to Receive and Acknowledge:
 - Isleton Elementary School – 6th grade Sly Park Fieldtrip**
 - McGahey Real Estate - \$50
 - Alfred Conhagen, Inc. of California - \$235
 - Moreno Trenching, LTD. - \$940
 - Vieira's Resort, Inc. - \$100
 - D.H. White Elementary School – Student Store**
 - Meredith Marinucci - \$100
 - Rio Vista High School – Hydration Stations**
 - Brian and Katrina Spradling
 - Don and Sharon Emigh
 - Riverview Middle School – Leadership Camp**
 - Soroptimist International of Rio Vista - \$1,150
 - Delta High and Clarksburg Middle Schools - Two lengths of sprinkler pipe**
 - Wally Chan
 - Bates Elementary School – College Week T-shirts**
 - Courtland Town Association - \$1000

Motioned: _____ Second: _____ Ayes: _____ Noes: _____ Absent: _____

Action Items -- Individual speakers shall be allowed three minutes to address the Board on any agenda item. The Board shall limit the total time for public presentation and input on all items to a maximum of 20 minutes. With Board consent, the Board President may increase or decrease the time allowed for public comment, depending on the topic and the number of persons wishing to be heard and the overall length of the agenda. The Board President may take a poll of speakers for or against a particular issue and may ask that additional persons speak only if they have something new to add. (BB 9323) Anyone may appear at the Board meeting to testify in support of, or in opposition to, any item on this agenda being presented to the Board for consideration.

11. Request to set and approve the scheduling of the Annual Organizational Meeting of the Board of Trustees of the River Delta Unified School District for Tuesday, December 11, 2018 with the Open Session beginning at 6:30pm at the Rio Vista High School Theater – Don Beno

Motioned: _____ Second: _____ Ayes: _____ Noes: _____ Absent: _____

12. Request a Public Hearing – To acknowledge River Delta Unified School District’s negotiation proposals to the River Delta Unified Teacher’s Association (RDUTA) for 2018-2019 – Don Beno

Open Public Hearing _____ pm Public Comment: Close Public Hearing _____ pm

Request to approve the River Delta Unified School District’s negotiation proposals to the River Delta Unified Teacher’s Association (RDUTA) for 2018-2019 – Don Beno

Motioned: _____ Second: _____ Ayes: _____ Noes: _____ Absent: _____

13. Public Hearing – To acknowledge River Delta Unified School District’s negotiation proposals to the California School Employees Association, Chapter 319 (CSEA) for 2018-2019 – Don Beno

Open Public Hearing _____ pm Public Comment: Close Public Hearing _____ pm

Request to approve the River Delta Unified School District’s negotiation proposals to the California School Employees Association, Chapter 319 (CSEA) for 2018-2019 – Don Beno

Motioned: _____ Second: _____ Ayes: _____ Noes: _____ Absent: _____

14. Request of Resolution # 754 Giving Notice of Intent to Grant Easements to Sacramento Area Sewer District and intent to hold a Public Hearing and vote at the regularly scheduled December 11, 2018 meeting. – Elizabeth Keema-Aston

Motioned: _____ Second: _____

Roll Call Vote:

Member Fernandez ____; Member Olson ____; Member Riley ____; Member Donnelly ____; Member Elliott ____; Member Maghoney; ____; Member Bettencourt ____; Vote: _____

15. Public Hearing – To acknowledge Delta Elementary Charter Schools Material Revision and name Bates Elementary School as the local elementary school in the attendance area in which the charter school is located. – Elizabeth Keema Aston

Open Public Hearing _____ pm Public Comment: Close Public Hearing _____ pm

Request approval of the material revision to Delta Elementary Charter School’s Charter and pass Resolution #755 where Delta Elementary Charter School will identify Bates Elementary School as the local elementary school where the charter school is located in their charter petition. – Elizabeth Keema Aston

Motioned: _____ Second: _____

Member Fernandez ____; Member Olson ____; Member Riley ____; Member Donnelly ____; Member Elliott ____; Member Maghoney; ____; Member Bettencourt ____; Vote: _____

16. Re-Adjourn to continue Closed Session, if needed

17. Report of Action taken, if any, during continued Closed Session (Government Code Section 54957.1) – Board President Fernandez

18. Adjournment

Motioned: _____ Second: _____ Ayes: _____ Noes: _____ Absent: _____ Abstentions: _____ Time: _____

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Americans with Disabilities Act Compliance: Any and all requests for “...any disability-related modification or accommodation, including auxiliary aids or services...” needed to access our agendas or to participate in the public meetings, must be received in writing by the Superintendent’s Office at 445 Montezuma Street, Rio Vista, CA 94571 at least annually before July 1 of each year -- or at least 5 calendar days prior to the individual meeting in question. All inquiries may be directed to the Superintendent’s Office c/o Jennifer Gaston at (707) 374-1711.

AFFIDAVIT OF NOTICING AND POSTING:

I, Jennifer Gaston, Executive Assistant to the Board of Trustees, declare that a copy of this Regular Meeting Agenda/Notice was posted in the bulletin board in front of the District Office and that the Board of Trustees Members, District administrative offices and schools, the community libraries and the River News Herald were provided notice or caused to be provided notice via fax, e-mail and/or hand delivery on or before Friday, November 9, 2018, by or before 5:30 p.m.

By: *Jennifer Gaston* Jennifer Gaston, Executive Assistant, to the Superintendent.

ATTACHMENT

RIVER DELTA UNIFIED SCHOOL DISTRICT

Notice of a Regular Meeting of the Board of Trustees

By Order of the President of the Board of Trustees, this is a Call for the Regular Meeting of the Board of Trustees of the River Delta Unified School District to be held:

November 13, 2018

Clarksburg Middle School ♦ 52870 Netherlands, Clarksburg, CA

CLOSED SESSION

As provided by Government Code Section 54957, the Board is requested to meet in closed session for consideration of personnel appointment, employment, discipline, complaint, evaluation or dismissal [Government Code Section 54957], possible or pending litigation [Government Code 54956.9(a)(b)(c)], student discipline [Education Code Sections 49070 (c) and 76232 (c)], employee/employer negotiations [Government Code Section 3549.1 and 54957.6], or real property transactions [Government Code Section 54956.8].

A Closed Session will be held beginning at 5:35 p.m. on November 13, 2018, at the Clarksburg Middle School, Clarksburg, California (which is prior to the full Open Session). Any formal action taken by the Board will be reported in the Open Session of this regular meeting of the Board of Trustees [Government Code Section 54957.1]. As needed, this Closed Session may be reconvened following the full Open Session. Any formal action taken by the Board will be reported in Open Session prior to adjournment.

4. CLOSED SESSION

- 4.1 Student Discipline [Education Code Sections 49070 (c) and 76232 (c)]. - None
4.2 Possible or Pending Litigation [Government Code 54956.9(a)(b)(c)]
Following Conference with Legal Counsel Following Conference with Legal Counsel (Parker & Covert, LLC; Girard, Edwards, Stevens & Tucker LLP) – Pending or Anticipated Litigation/Potential Case(s) Update(s)
4.2.1 Name(s) unspecified as disclosure would jeopardize the service of process and/or existing/possible settlement negotiations
4.3 Personnel Evaluation, Searches, Appointment, Employment, Complaint, Discipline, Dismissal, Non-reelects and Releases [Government Code Section 54957]

Following Conference with Legal Counsel (Girard, Edwards, Stevens & Tucker LLP):

Public Employee(s) Evaluation:

- 4.3.1 Certificated
4.3.2 Classified
4.3.3 Public Employee(s) Searches, Appointment, Employment conditions
4.3.3.1 Superintendent
4.3.4 Complaint, Discipline, Dismissal, Non-Reelects, & Releases
4.3.5 Employee/Employer Negotiations [Government Code Section 3549.1 and 54957.6] Following negotiation meetings any/all units.
4.3.5.1 RDUTA
4.3.5.2 CSEA
4.4 Real Property Transactions [Government Code Section 54956.8] Following Conference with Legal Counsel (Parker & Covert, LLC):
4.4.1 Disposition/needs of real property: names unspecified, as disclosure would jeopardize process and/or existing/possible settlement negotiations

5. Adjourn to Open Session (@6:30 p.m.) Any formal action taken by the Board in the above items will be reported in Open Session of this regular meeting of the Board of Trustees [Government Code Section 54957.1]. The meeting may be reconvened as needed (i.e. following the end of Open Session).

Motioned: _____ Second: _____ Ayes: _____ Noes: _____ Absent: _____ Abstentions: _____ Time: _____



BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
 445 Montezuma Street
 Rio Vista, CA 94571-1651

BOARD AGENDA BRIEFING

Meeting Date:	November 13, 2018	Attachments: <u>X</u>
From:	Elizabeth Keema-Aston, Chief Business Officer	Item No.: 9.2.1
<u>SUBJECT:</u>	Monthly Enrollment and ADA Report (October)	Action Item: <u> </u>
		Consent Action: <u> </u>
		Information Only: <u> x </u>

Background: Each month district staff compiles attendance and enrollment data for all school sites. The attached summary shows comparative enrollment and ADA for *2017-2018 and 2018-2019*. The summary also shows the increase/decrease enrollment for current and prior months. The attached charts compare the ADA with Enrollment for the current year and five (5) prior years.

Status: District-wide enrollment ***increased by 40 students*** compared to the same month last year, increasing from 1,906 to 1,946. (Does not include Adult Ed)

District-wide enrollment ***increased by 4 students*** compared to last month (*September*), increasing from 1,942 to 1,946. (Does not include Adult Ed)

District-wide attendance ***increased 5 ADA*** compared to last month (*September*), 1,857 to 1,862. (Does not include Adult Ed)

Prepared by: Elvia Navarro, Accounting Specialist

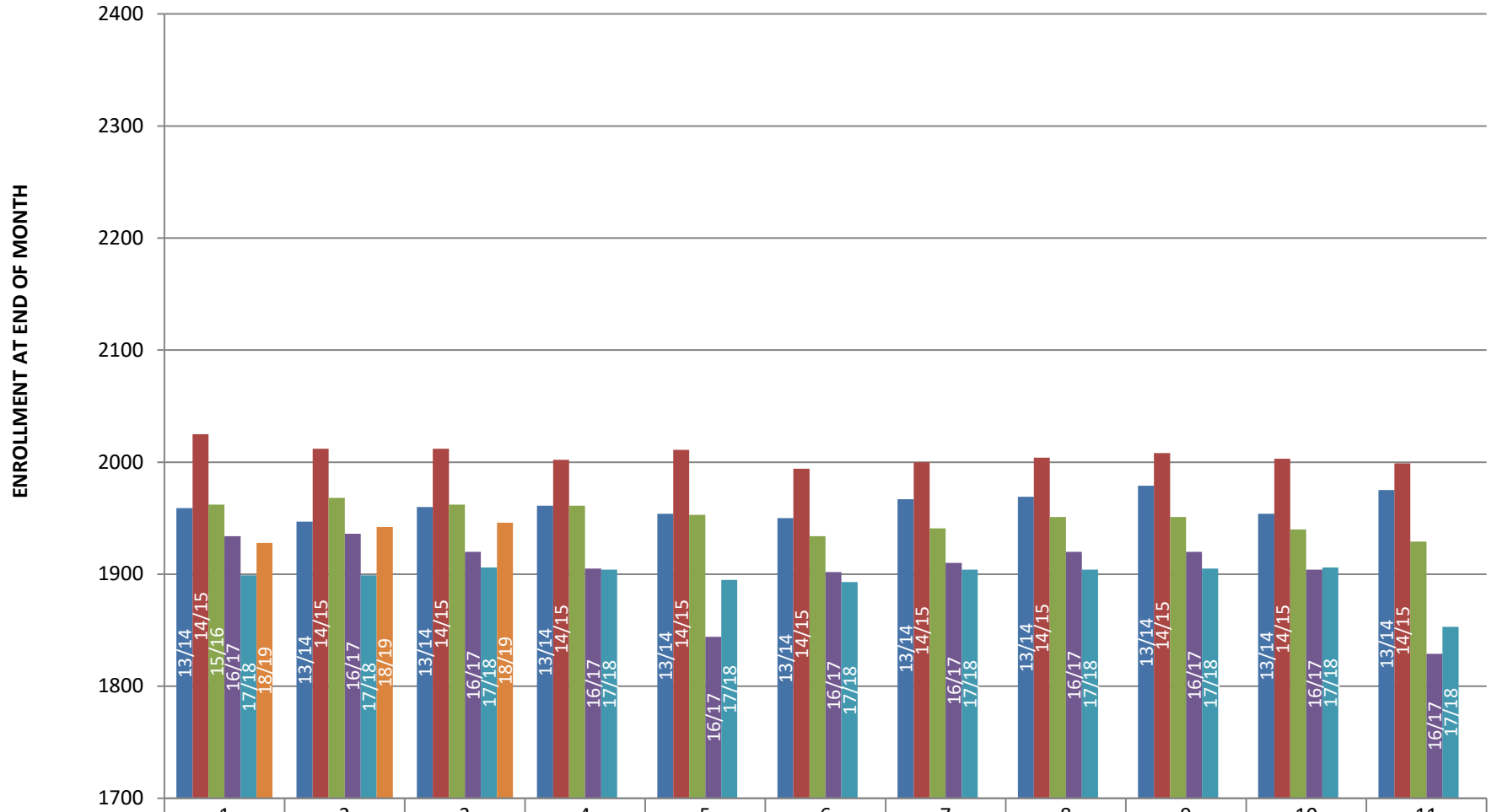
Presenter: Elizabeth Keema-Aston, Chief Business Officer

Recommendation:

That the Board receives the information presented.

SITE		AUG	AUG	% of ADA		SEPT	SEPT	Incr/Decr	% of ADA	OCT	OCT	Incr/Decr	% of ADA	NOV	NOV	Incr/Decr
		17-18	18-19			17-18	18-19	From Pr Month		17-18	18-19	From Pr Month		17-18	18-19	From Pr Month
BATES	ENR	136	118			132	121	3		137	122	1		137		-122
	ADA	133	116	98.3%		132	117		96.7%	130	117		95.9%	134		
CLARKSBURG (7th & 8th Gr)	ENR	197	193			197	195	2		197	191	-4		194		-191
	ADA	193	188	97.4%		192	188		96.4%	191	188		98.4%	191		
ISLETON	ENR	159	162			158	158	-4		162	158	0		161		-158
	ADA	153	155	95.7%		151	153		96.8%	155	152		96.2%	155		
RIVERVIEW	ENR	231	234			230	233	-1		231	236	3		231		-236
	ADA	226	222	94.9%		221	222		95.3%	218	226		95.8%	221		
WALNUT GROVE	ENR	163	165			164	168	3		166	168	0		165		-168
	ADA	158	158	95.8%		158	160		95.2%	159	163		97.0%	158		
D.H. WHITE	ENR	352	333			353	346	13		349	350	4		356		-350
	ADA	331	319	95.8%		337	327		94.5%	332	331		94.6%	334		
ELEMENTARY SUB TOTAL	ENR	1,238	1,205			1,234	1,221	16		1,242	1,225	4		1,244	0	-1,225
	ADA	1,194	1,158			1,191	1,167			1,185	1,177			1,193	0	
CLARKSBURG (9th Grade)	ENR	80	83			80	83	0		79	84	1		79		-84
	ADA	79	81	97.6%		78	80		96.4%	78	79		94.0%	74		
DELTA HIGH	ENR	162	191			164	191	0		165	192	1		164		-192
	ADA	160	183	95.8%		157	184		96.3%	157	183		95.3%	158		
RIO VISTA HIGH	ENR	386	414			385	412	-2		387	407	-5		381		-407
	ADA	372	398	96.1%		368	395		95.9%	367	393		96.6%	366		
HIGH SCHOOL SUB TOTAL	ENR	628	688			629	686	-2		631	683	-3		624	0	-683
	ADA	611	662			603	659			602	655			598	0	
Mokelumne High (Continuation)	ENR	15	14			14	14	0		12	14	0		14		-14
	ADA	12	11			12	12			10	11			12		
River Delta High/Elem (Alternative)	ENR	14	18			18	18	0		17	21	3		18		-21
	ADA	11	16			11	16			13	16			14		
Community Day	ENR	4	3			4	3	0		4	3	0		4		-3
	ADA	3	3			4	3			4	3			4		
TOTAL K-12 LCFF Funded	ENR	1,899	1,928			1,899	1,942	14		1,906	1,946	4		1,904	0	-1,946
	ADA	1,831	1,850			1,821	1,857			1,814	1,862			1,821	0	
Wind River- Adult Ed	ENR	0	0			40	30	30		48	27	-3		53		-27
TOTAL DISTRICT	ENR	1,899	1,928			1,939	1,972	44		1,954	1,973	1		1,957	0	-1,973

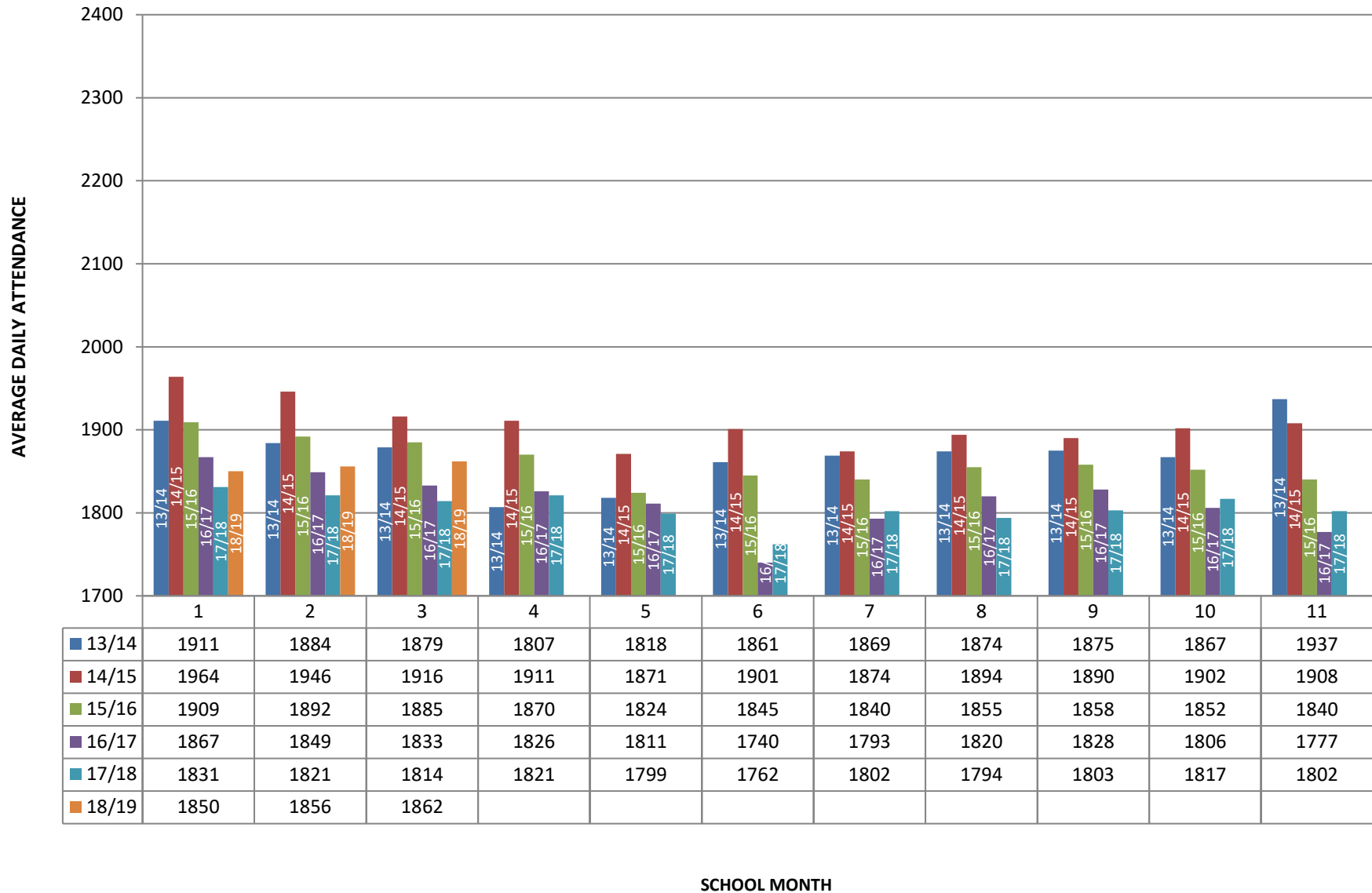
ENROLLMENT



■ 13/14	1959	1947	1960	1961	1954	1950	1967	1969	1979	1954	1975
■ 14/15	2025	2012	2012	2002	2011	1994	2000	2004	2008	2003	1999
■ 15/16	1962	1968	1962	1961	1953	1934	1941	1951	1951	1940	1929
■ 16/17	1934	1936	1920	1905	1844	1902	1910	1920	1920	1904	1829
■ 17/18	1899	1899	1906	1904	1895	1893	1904	1904	1905	1906	1853
■ 18/19	1928	1942	1946								

SCHOOL MONTH

ACTUAL ATTENDANCE



BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018 Attachments: X

From: Elizabeth Keema-Aston, Chief Business Officer Item Number: 9.2.2

SUBJECT Monthly Financial Report Action: _____
Consent Action: _____
Information Only: X

Background:

Each month the Chief Business Officer prepares a monthly financial summary report, showing both budgeted and actual revenues and expenditures for each district fund for the prior month. The report includes: the percentage of the districts ending fund from the prior month, the percentage of the districts ending fund balance (reserves) at the end of the reported month.

This report does not include any encumbered expenditures.

Status:

Presenter: Elizabeth Keema-Aston, Chief Business Officer

Other People Who Might Be Present:

Cost &/or Funding Sources

Not Applicable

Recommendation:

That the Board receives the Monthly Financial report as submitted.

Time: 5 mins.

River Delta Unified School District
 2018-19 Working Budget vs. Actuals Report
 October 31 2018

Working Budget					Actuals thru: 10/31/2018					
	Beginning Balance (A)	Net Income/ Contributions in (B)	Expense/ Contributions out (C)	Ending Balance (D)	YTD Income (E)	YTD Paid to Delta Charter (F)	YTD Net Revenue (G)	Percentage Received (H)	YTD Expense (I)	Percentage Spent (J)
								(G/B=H)		(I/C=J)
General Fund: (01)										
Unrestricted	5,136,358	16,743,873	17,356,484	4,523,747	2,701,965	534,210	2,167,755	12.95%	5,317,958	30.64%
Restricted	726,556	7,229,334	7,955,889	1	461,243		734,743	10.16%	1,495,706	18.80%
Combined	5,862,914	23,973,207	25,312,373	4,523,748	3,163,208	534,210	2,902,497	12.11%	6,813,664	26.92%
<i>Dry Period Financing</i>					-		-			
General Fund - Fund Balance % 17.87% <i>Represents Ending Balances divided by Budget Expenses (D/C)</i>										
Other Funds										
Adult Ed. (11)	25,474	79,030	104,404	100	13		13	0.02%	22,859	21.89%
Child Development (12)	-	292,144	292,144	-	73,673		73,673	25.22%	77,872	26.66%
Cafeteria (13)	95,748	1,017,330	1,013,927	99,151	52,826		52,826	5.19%	186,984	18.44%
Sp. Res-Other than Cap. Outlay (17)	69,107	900	-	70,007	44		44	0.00%	-	0.00%
Bond Fund (21)	1,011,135	41,600	911,660	141,075	9,214		9,214	22.15%	369,711	40.55%
Bond Fund- SFID #1 South (22)	113,137	250	108,292	5,095	72		72	28.80%	75,195	69.44%
Bond Fund - SFID #2 North (23)	47,012	100	46,371	741	30		30	30.00%	2,442	5.27%
Developer Fees (25)	357,898	735,876	252,476	841,298	393,397		393,397	53.46%	218,206	86.43%
County School Facilities (35)	3,232	-	-	3,232	2		2	0.00%	-	0.00%
Capital Projects (49)	20,248	691	20,938	1	12		12	1.74%	14,359	68.58%

**BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT**

445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: 11-13-18
From: Ken Gaston, Director of MOT

Attachments: __X__

Item Number: _9.2.3_

SUBJECT Monthly M.O.T. Information Report

Action: _____
Consent Action: _____
Information Only: X

Background:

To provide a monthly update on the activities of the Maintenance, Operations & Transportation departments

Status:

See attached monthly report for the period of October 2018

Presenter

Ken Gaston

Other People Who Might Be Present

Cost &/or Funding Sources

Recommendation:

That the Board receives this information

Time: ____5 mins.____

Maintenance, Operations & Transportation
Monthly Report for Board Meeting
November 13, 2018

Routine maintenance, repairs and custodial duties at all school sites and district office were completed. Other non-routine projects have been captured below.

Maintenance & Operations:

- **Bates Elementary School**
 - Removed old drinking fountain and replaced with a push button fountain - \$102.79
 - Installed traffic signs - \$147.95
 - Changed filters in HVAC units - \$122.16
 - Removed rotten wood from bench and replaced with new boards - \$100.00
 - Installed new light fixture by side gate - \$109.99
 - Repaired leaks on roof over main building; boys restroom and Room 4 - \$255.00

- **Clarksburg Middle School**
 - Replaced control panel for A/C in Room 6 - \$280.50
 - Changed filters in HVAC units - \$172.66

- **Delta High School**
 - Repaired broken irrigation pipeline - \$115.00
 - Changed filters in HVAC units - \$460.76
 - Removed broken window and replaced with plexiglass in weight room - \$200.79
 - Replaced burnt contactor on boiler - \$287.50

- **D.H. White Elementary School**
 - Checked sprinkler system; cleaned solenoids and replaced broken sprinklers - \$150.05
 - Dug out and repaired broken main line for irrigation on field; installed new valve; checked all stations - \$857.50
 - Installed new motor, fan and cowling on swamp cooler - \$1,934.97

- **Isleton Elementary School**
 - Replaced fan motor on heater blower - \$1,049.57
 - Lined and striped field for football - \$262.61
 - Replaced piping and cameras on office building after gutters installed - \$175.00
 - Replaced ballasts and bulbs in Gym - \$300.00
 - Installed 14' movie screen in Gym - \$178.77

- **Mokelumne High School/Community Day**
 - Ran wire molding around door frame, installed electrical receptacle in classroom - \$177.05
 - Repaired leaking pipe under concrete walkway - \$212.50

○ **Rio Vista High School**

- Replaced dry rot and broken wood trim; covered hole in siding; scraped and primed bare wood; painted repaired trim on football field ticket booth - \$200.96
- Installed new fence and gate west of scorer's tower - \$513.03
- Repaired broken window in cafeteria - \$219.61
- Repaired HVAC unit - \$100.00
- Installed new irrigation valve in front of E Building - \$107.00
- Replaced broken bleacher boards on home and visitor's side - \$204.99

○ **Riverview Middle School**

- Installed new electrical line to maintenance building - \$2,878.00
- Installed new phone and internet lines to maintenance building - \$100.00

○ **Walnut Grove Elementary School**

- Removed damaged wallpaper; prepared wall for mud; applied two coats of mud; painted and reinstalled baseboard - \$163.02
- Repaired air compressor and welded motor frame back onto motor - \$100.00

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Kathy Wright, Dir. Of Educational Services

Item Number: 9.3.3

SUBJECT Sacramento County Office of Education Williams Review
Annual Report for 2017-2018 – River Delta USD

Action: _____
Consent Action: _____
Information Only: X

Background:

See attached letters from Sacramento County Office of Education.

Status: Clarksburg Middle School and Walnut Grove Elementary School’s visitation team
“...the review team determined that the school had sufficient standard-aligned instructional materials for all students. Additionally....found the schools facility to be in good repair with no urgent or emergency issues.”

Presenter Kathy Wright

Other People Who Might Be Present

Cost &/or Funding Sources None

Recommendation:

That the Board receives this information.

Time: 2 mins.

Sacramento Office of Education County

MAILING: P.O. Box 269003, Sacramento, CA 95826-9003

PHYSICAL LOCATION: 10474 Mather Boulevard, Mather, CA

(916) 228-2500 • www.scoe.net

David W. Gordon
Superintendent

BOARD OF EDUCATION

August 7, 2018

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700 H Street, Suite 1450
Sacramento, CA 95814

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P.O. Box 683
Rancho Murieta, CA 95683

Alicia Fernandez, President
Board of Trustees
River Delta Unified School District
445 Montezuma Street
Rio Vista, CA 94571

Re: *Williams* Review Annual Report for 2017-2018
River Delta Unified School District

Dear Chair Peters, President Brown, and President Fernandez:

As a result of the *Williams* Settlement, Education Code section 1240 requires that county offices of education visit certain schools identified in their county, review information in the areas noted below, and report to you the results of the visits and reviews. To conduct these reviews, during Fiscal Year (FY) 2017-2018, my staff visited 107 schools in 9 school districts within Sacramento County that ranked in deciles 1 to 3 of the 2012 Base Academic Performance Index (API) (*Williams* schools). The results are being provided in 9 individual school district reports to the Sacramento County Board of Supervisors, the Sacramento County Board of Education, and the governing boards of the respective school districts.

As required by Education Code section 1240(c)(2)(B), I am pleased to provide the annual report for FY 2017-2018 to the River Delta Unified School District (District) for submission to the District's governing board at a regularly scheduled November meeting. This report also serves as the statutorily required 2017-2018 quarterly report for the fourth quarter.



As specified in Education Code section 1240, the purpose of the Sacramento County Office of Education's (SCOE) visits to the District *Williams* schools is to:

1. Determine if students have "sufficient" instructional materials in four core subject areas (English language arts, mathematics, history/social science and science, including science laboratory equipment in grades 9-12) and, as applicable, in foreign language and health.
2. Determine if there is any facility condition that "poses an emergency or urgent threat to the health or safety of pupils or staff."
3. Determine if the school has provided accurate data on the annual school accountability report card related to the sufficiency of instructional materials and the safety, cleanliness, and adequacy of school facilities, including "good repair."

The law further requires that the county superintendent:

1. Annually monitor and review teacher misassignments and teacher vacancies in schools ranked in deciles 1 to 3 (2012 Base API).
2. Receive quarterly reports on complaints filed within the school district under the Uniform Complaint Procedure concerning insufficient instructional materials, teacher misassignments and vacancies, and emergency or urgent facilities issues. (Ed. Code § 35186(d).)

Some terms applicable to the *Williams* reviews are defined below:

- **"Sufficient instructional materials"** means every pupil, including English learners, has a standards-aligned textbook or instructional materials, or both, to use in class and to take home in the four core areas (including science lab equipment in grades 9-12) as well as in foreign language and health when applicable.
- **"Emergency or urgent threat"** is defined as a school facility "condition that poses a threat to the health or safety of pupils or staff while at school."
- **"Good repair"** is defined as maintaining schools that are clean, safe, and functional. "Good repair" is determined through the use of the Facilities Inspection Tool developed by the State Office of Public School Construction. School districts utilize a facilities inspection system to ensure that each of its schools is maintained in "good repair."
- **"Teacher vacancy"** is defined by Education Code section 33126(b)(5)(A) as "...a position to which a single-designated certificated employee has not been assigned at the beginning of the year for an entire year or, if the position is for a one-semester course, a position of which a single-designated certificated employee has not been assigned at the beginning of a semester for an entire semester."
- **"Beginning of the year or semester"** is defined by Title 5 of the California Code of Regulations section 4600(b) as "...the first day classes necessary to serve all the students enrolled are established with a single designated certificated employee assigned for the duration of the class, but not later than 20 working days after the first day students attend classes for that semester."

- **“Teacher misassignment”** is defined by Education Code section 33126(b)(5)(B) as “...placement of a certificated employee in a teaching or services position for which the employee does not hold a legally recognized certificate or credential or the placement of a certificated employee in a teaching or services position that the employee is not otherwise authorized by statute to hold.”

The enclosed Exhibit A chart provides a breakdown of the information in this report for each school reviewed in the District. A summary of that information is provided below.

Instructional Materials and Facilities

In the District, *Williams* on-site reviews were conducted in two schools. In both of these schools, SCOE teams checked for the sufficiency of instructional materials and for the good repair of the school facilities. Both schools reviewed in the District were found to have sufficient instructional materials. As for the condition of school facilities reviewed in 2017-2018, one reviewed school was found to be in exemplary condition, and one was found to be in good condition.

School Accountability Report Card

School districts are required to publish and post on their websites the annual School Accountability Report Card (SARC) by February 1. The SARC is published each year to provide parents and community members with specific information about each school so they can compare schools.

SCOE examined the SARCs for District *Williams* schools after the reports were published in 2018. Each SARC was reviewed for accurate data relevant to facilities maintenance and sufficiency of instructional materials, as required by Education Code section 1240(c)(2)(I). With regard to the sufficiency of textbooks and instructional materials, the SARCs were missing most of the information required, including whether there are sufficient textbooks and instructional materials to use in the classroom and to take home for all students, including English learners.

Teacher Misassignments and Vacancies

Teacher misassignments are reported to the California Commission on Teacher Credentialing (CCTC) by July 1 of each year. For the schools reviewed in the District, there was no teacher misassignments reported to CCTC in FY 2017-2018. There was one class in which 20 percent or more of the students in the class were English learners, and the teacher lacked the appropriate authorization and training to teach English learners.

The District reported that no teacher vacancies existed in FY 2017-2018.

Uniform Complaint Procedure

Finally, according to the District's report to SCOE, there were no complaints filed in the District under the Uniform Complaint Procedure for the 2017-2018 school year.

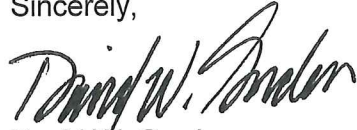
Conclusion

We are looking forward to working with school districts throughout the 2018-2019 school year to continue to improve educational opportunities for all students in Sacramento County.

Susan Peters, Chair
O. Alfred Brown, Sr., President
Alicia Fernandez, President
August 7, 2018
Page 4

We appreciate the District staff's assistance with the reporting requirements and commend their cooperation with the *Williams* visitations. If you have any questions or would like to discuss this report in more detail, please call me at (916) 228-2410.

Sincerely,



David W. Gordon
Sacramento County Superintendent of Schools

DWG/EL/rb

Enclosure: Exhibit A (Annual *Williams* Report for River Delta Unified School District)

cc: Members, Sacramento County Board of Supervisors
Members, Sacramento County Board of Education
Members, River Delta Unified School Board
Don Beno, Superintendent, River Delta Unified School District

EXHIBIT A
Sacramento County Superintendent of Schools
WILLIAMS SETTLEMENT LEGISLATION
ANNUAL REPORT FOR RIVER DELTA UNIFIED SCHOOL DISTRICT
2017-2018 FISCAL YEAR

This report summarizes the results of the 2017-2018 *Williams* Site Visits and documentation reviews at decile 1, 2, and 3 schools (2012 Base Academic Performance Index) conducted in August 2017.

INSTRUCTIONAL MATERIALS:

Schools were reviewed for sufficient textbooks and instructional materials. “Sufficient textbooks and instructional materials” means each pupil, including English learners, has a standards-aligned textbook or instructional materials, or both, to use in class and to take home in the four core areas (including science laboratory equipment in grades 9-12), and in foreign language and health when offered in middle and high school.

School Name	Review Date	# of Classrooms Visited	Subject/Course	Textbook/Instructional Materials Needed
* Clarksburg Middle School	8/15/2017	11	N/A	Sufficient
Walnut Grove Elementary School	8/15/2017	9	N/A	Sufficient

* *Unannounced visit(s)*

EXHIBIT A
Sacramento County Superintendent of Schools
WILLIAMS SETTLEMENT LEGISLATION
ANNUAL REPORT FOR RIVER DELTA UNIFIED SCHOOL DISTRICT
2017-2018 FISCAL YEAR

SCHOOL FACILITIES:

The schools were reviewed for the condition of their facilities, whether they were in “good repair” or posed an “emergency.” “Good repair” means the facilities are clean, safe, and functional as determined pursuant to the school facility inspection and evaluation instrument developed by the Office of Public School Construction or a local evaluation instrument that meets the same criteria. An “extreme deficiency” requires immediate attention and, if left unmitigated, could cause severe and immediate injury, illness or death of the occupants. “Emergency condition” means a facility condition that poses a threat to the health or safety of pupils or staff while at school. An extreme deficiency may constitute an emergency condition. This chart includes facility deficiencies not corrected within 30 days of the original inspection.

School	Review Date	Room / Area	Facility Deficiencies Identified	Extreme Deficiency	Emergency
Clarksburg Middle School	8/15/2017	Auditorium	There is peeling paint on the trim near the stage.	NO	NO
Clarksburg Middle School	8/15/2017	Big Gym	There are four lights out.	NO	NO
Clarksburg Middle School	8/15/2017	Small Gym	The light diffusers need to be cleaned.	NO	NO
Walnut Grove Elementary School	8/15/2017	Room 11	There is one light out.	NO	NO

EXHIBIT A
Sacramento County Superintendent of Schools
WILLIAMS SETTLEMENT LEGISLATION
ANNUAL REPORT FOR RIVER DELTA UNIFIED SCHOOL DISTRICT
2017-2018 FISCAL YEAR

SCHOOL ACCOUNTABILITY REPORT CARD:

School districts are required to publish and post on their website the annual School Accountability Report Card (SARC) by February 1 of each year. We reviewed the following schools' published SARCs to determine the accuracy of the information reported regarding the sufficiency of textbooks and instructional materials, and the safety, cleanliness, and adequacy of school facilities, including "good repair." In order to assist the District with future SARCs, we provide the following comments:

School	SARC Review Date	Instructional Materials	Facility Conditions
All Schools	April 2018	<ul style="list-style-type: none"> • Within eight weeks of the first day of school, the District is required to hold an annual public hearing to determine whether each student has sufficient textbooks and instructional materials, pursuant to Education Code section 60119. The SARCs do not indicate whether the required public hearing was conducted. • The SARCs should indicate whether there are sufficient textbooks and instructional materials to use in class and take home for all students, including English learners. This was missing from the SARCs. • The SARC template requires a month and year the data was collected. This date should be within the 2017-2018 school year as instructional material information is collected annually, but the SARC reflects last year's collection date of January 2017. 	<ul style="list-style-type: none"> • The SARCs should contain a general description of facilities (e.g., age of buildings, number of classrooms, other student/administrative spaces and playground). Both District SARCs were missing some of these components of a general description. • Pursuant to the California Department of Education's (CDE) SARC Data Element Definitions and Sources, the SARCs should include a comprehensive summary of the maintenance and repair process. This was missing from both SARCs. • Pursuant to CDE's SARC Data Element Definitions and Sources, the SARCs should include a comprehensive summary of the cleaning process, including adopted cleaning standards and schedules. This was missing from both SARCs. • Pursuant to CDE's SARC Data Element Definitions and Sources, the SARCs should include a comprehensive summary of the deferred maintenance, including projects and budgets. This was missing from both SARCs.
Clarksburg MS	4/6/2018	SEE ABOVE FOR BOTH SCHOOLS	<ul style="list-style-type: none"> • The SARC reports the ranking for Internal as poor, whereas the SCOE Facilities Inspection Tool (FIT) reports it as good. • The SARC reports the overall rating as fair, whereas the SCOE FIT reports it as good.
Walnut Grove ES	4/6/2018	SEE ABOVE FOR BOTH SCHOOLS	<ul style="list-style-type: none"> • The SARC reports the ranking for Internal as poor, whereas the SCOE FIT reports it as good. • The SARC reports the ranking for External as fair, whereas the SCOE FIT reports it as good. • The SARC reports the overall rating as good, whereas the SCOE FIT reports it as exemplary. • The narrative is unclear in that it states that the District conducted its inspection in November 2014, November 2016, and January 2018.

EXHIBIT A
Sacramento County Superintendent of Schools
WILLIAMS SETTLEMENT LEGISLATION
ANNUAL REPORT FOR RIVER DELTA UNIFIED SCHOOL DISTRICT
2017-2018 FISCAL YEAR

TEACHER MISASSIGNMENTS AND TEACHER VACANCIES:

The California Commission on Teacher Credentialing (CCTC) considers it a misassignment when a teacher lacks the proper subject-matter authorization to teach a class, lacks a proper teaching credential, or lacks the appropriate authorization or credential to teach English learners, and one or more English learners are assigned to the class. The *Williams* Settlement requires that the county superintendent report to CCTC the number of teacher misassignments; whether they are corrected; and the number of classes in which 20 percent or more of the students are English learners, and the teacher lacks proper authorization.

A “teacher vacancy” occurs if 20 working days after school begins for the semester, a single designated teacher has still not been assigned to teach the class for the entire year or semester. (Ed. Code, § 35186(h)(3); Cal. Code Regs., tit. 5, § 4600(b).)

The results of teacher misassignments and teacher vacancy reviews for the District are as follows:

Schools	Clarksburg MS	Walnut Grove ES
Number of misassignments for 2017-2018	0	0
Number of misassignments that were corrected	NA	NA
Number of classes in which the teacher was lacking the appropriate authorization and training to teach English learners and 20 percent or more of students were English learners	1	0
Number of teacher vacancies for 2017-2018	0	0

EXHIBIT A
Sacramento County Superintendent of Schools
WILLIAMS SETTLEMENT LEGISLATION
ANNUAL REPORT FOR RIVER DELTA UNIFIED SCHOOL DISTRICT
2017-2018 FISCAL YEAR

UNIFORM COMPLAINTS:

The number of complaints the District reported for the 2017-2018 school year, their nature, and resolution are noted below:

Date Submitted	1 st Quarter			2 nd Quarter			3 rd Quarter			4 th Quarter		
	COMPLAINTS	RESOLVED	UNRESOLVED	COMPLAINTS	RESOLVED	UNRESOLVED	COMPLAINTS	RESOLVED	UNRESOLVED	COMPLAINTS	RESOLVED	UNRESOLVED
Textbooks and Instructional Materials	0	0	0	0	0	0	0	0	0	0	0	0
Facilities Conditions	0	0	0	0	0	0	0	0	0	0	0	0
Teacher Misassignments or Vacancies	0	0	0	0	0	0	0	0	0	0	0	0

**BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT**

445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018	Attachments: <u> x </u>
From: Don Beno, Superintendent	Item Number: 9.6 <u> </u>
SUBJECT Notice of Intention to Amend the Conflict-of-Interest Code	Action: <u> </u> Consent Action: <u> </u> Information Only: <u> X </u>

Background

It is required by Government Code Section 87300 et seq., that the district maintain an up-to-date Conflict of Interest Code which includes the identified/designated employees who are required to complete an annual report— which discloses certain investments, income, interests in real property and business position and who must disqualify themselves from making or participating in the making of financial decisions affecting those interests.

Status

A written comment period must be given to any who wish to address these changes. **The *written comment period has been established commencing on November 13, 2018 and terminating on November 28, 2018.*** The updated Code will be presented to the Board for approve at its regular meeting on December 11, 2018. No public hearing will be held on this matter at the December 11th meeting as no interested person requested a public hearing no by the November 28, 2018 deadline.

Presenter Don Beno, Superintendent

Other People Who Might Be Present:

Cost &/or Funding Sources None

Recommendation:

That the Board approve the amended Conflict of Interest Code for the District.

Time: 5 minutes



RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, California 94571-1651
(707) 374-1700 Fax (707) 374-2995
<http://riverdelta.org>

November 13, 2018

To All Interested Parties:

RE: **NOTICE OF INTENTION TO
AMEND CONFLICT-OF-INTEREST CODE**

NOTICE IS HEREBY GIVEN that the River Delta Joint Unified School District intends to adopt or amend a conflict-of-interest code pursuant to Government Code Section 87300 and 87306. Pursuant to Government Code Section 87302, the code will designate employees who must disclose certain investments, income, interests in real property, and business positions, and who must disqualify themselves from making or participating in the making of governmental decisions affecting those interests.

A written comment period has been established commencing on September 11, 2018 and terminating on September 28, 2018. **Any interested person may present written comments concerning the proposed Code to the District Office, 445 Montezuma Street, Rio Vista, California 94571; no later than November 28, 2018.** No public hearing will be held on this matter at the December 11, 2018 Board meeting unless any interested person or his or her representative requests a public hearing no later than November 28, 2018.

The River Delta Joint Unified School District has prepared a written explanation of the reasons for the designations and the disclosure responsibilities and has available all of the information upon which its proposal is based.

The purpose of the amendment to the Code is to update the list of those who must report due to change in personnel as of November 1, 2018.

Copies of the proposed code and all of the information upon which it is based may be obtained from the River Delta Joint Unified School District, Superintendent's Office, Attn: Jennifer Gaston, 445 Montezuma Street, Rio Vista, CA 94571. Any inquiries concerning the proposed code should be directed to Jennifer Gaston, 707-374-1711.

End

Attachment: Amended Conflict of Interest Code



RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, California 94571-1651
(707) 374-1700 Fax (707) 374-2995
<http://riverdelta.org>

Exhibit BB 9270

Conflict of Interest Code of the River Delta Unified School District

The provisions of 2 CCR 18730 and any amendments to it adopted by the Fair Political Practices Commission, together with the attached Appendix specifying designated positions and disclosure categories, are incorporated by reference and shall constitute the district's conflict of interest code.

Governing Board members and designated employees shall file a Statement of Economic Interest/Form 700 in accordance with the disclosure categories listed in the attached Appendix. The Statement of Economic Interest shall be filed with the district's filing officer and/or, if so required, with the district's code reviewing body. The district's filing officer shall make the statements available for public review and inspection.

FPPC Approved:

Board Approved:

**APPENDIX B
DISCLOSURE CATEGORIES**

Category 1:

A person designated Category 1 shall disclose:

- a. Interests in real property located entirely or partly within district boundaries, or within two miles of district boundaries, or of any land owned or used by the district.
- b. Investments or business positions in or income from sources which are engaged in the acquisition or disposal of real property within the district, are contractors or subcontractors which are or have been within the past two years engaged in work or services of the type used by the district, or manufacture or sell supplies, books, machinery, or equipment of the type used by the district.

Category 2:

A person designated Category 2 shall disclose:

- a. Investments or business positions in or income from sources which are contractors or subcontractors engaged in work or services of the type used by the department which the designated person manages or directs.
- b. Investments or business positions in or income from sources which manufacture or sell supplies, books, machinery, or equipment of the type used by the department which the designated person manages or directs. For the purposes of this category, a principal's department is his/her entire school.

***Disclosures for Consultants**

Consultants are designated employees who must disclose financial interests as determined on a case-by-case basis by the Superintendent or designee. The Superintendent or designee's written determination shall include a description of the consultant's duties and a statement of the extent of disclosure requirements based upon that description. All such determinations are public records and shall be retained for public inspection along with this conflict of interest code.

A consultant is an individual who, pursuant to a contract with the district, makes a governmental decision whether to: (2 CCR 18700.3)

1. Approve a rate, rule, or regulation
2. Adopt or enforce a law
3. Issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order, or similar authorization or entitlement
4. Authorize the district to enter into, modify, or renew a contract that requires district approval
5. Grant district approval to a contract that requires district approval and in which the district is a party, or to the specifications for such a contract
6. Grant district approval to a plan, design, report, study, or similar item
7. Adopt or grant district approval of district policies, standards, or guidelines

A consultant is also an individual who, pursuant to a contract with the district, serves in a staff capacity with the district and in that capacity participates in making a governmental decision as defined in 2 CCR 18704, subsections (a) and (b), or performs the same or substantially all the same duties for the district that would otherwise be performed by an individual holding a position specified in the district's conflict of interest code. (2 CCR 18700.3)

Creating Excellence To Ensure That All Students Learn

Bates School
Clarksburg Middle

Isleton School
Riverview Middle

Walnut Grove School
D.H. White Elementary
River Delta High/Elementary School
Delta Elementary Charter School

Delta High School
Rio Vista High School

Wind River School
Mokelumne High School

River Delta Community Day School

**** Public Officials Who Manage Public Investments:**

The Board of Trustees and Chief Business Officer are not actually covered by the Code because they are *mandated by and must file under Govt. Code Section 87200 et seq. as public officials who manage public investments*. Such positions are required under the Political Reform Act to file under full disclosure. They do file the same Form 700 (plus Form 470 as necessary with FPPC). Form 700s are turned in to and kept on file at the District as well.

Full Disclosure:

Because it has been determined that the district's Board members and/or Superintendent "manage public investments," they and other persons designated for "full disclosure" shall disclose, in accordance with Government Code 87200:

- a. Interests in real property located entirely or partly within district boundaries, or within two miles of district boundaries, or of any land owned or used by the district.
- b. Investments, business positions, and sources of income, including gifts, loans, and travel payments.

DESIGNATED POSITIONS

<u>POSITION</u>	<u>CATEGORY</u>
Superintendent	1
Members of the Board of Trustees	Mandated**
Chief Business Officer	Mandated**
Athletic Director (2 positions)	2
Consultants*	*
Coordinator, After School Program	2
Coordinator, First 5 Readiness Program	2
Coordinators, Secondary Education (Vice Principal)	2
Director, Accounting Dept.	2
Director, Personnel Dept.	2
Director, Special Education and Educational Services	2
Directors, Maintenance, Operations and Transportation	2
Supervisor, Maintenance, Operations and Transportation	2
District Nurses	2
Executive-Assistant to the Superintendent and Board of Trustees	2
School Principals	2
Transportation Assistant, Transportation Dept	2

FPCC Adopted:

Board Approved:
River Delta Unified School District

**BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT**

445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: ___x___

From: Don Beno, Superintendent

Item Number: 10.1

SUBJECT Request to approve the minutes from the Board of
Trustee's meeting held on October 9, 2018

Action: _____
Consent Action: x____
Information Only: _____

Background:

Attached are the minutes from the Board of Trustee's meeting held on:
October 9, 2018

Status:

The board is to review for approval.

Presenter

Jennifer Gaston, recorder

Other People Who Might Be Present

Board

Cost &/or Funding Sources

None

Recommendation:

That the Board approves the Minutes as submitted.

RIVER DELTA UNIFIED SCHOOL DISTRICT

MINUTES

REGULAR MEETING

October 9, 2018

1. **Call Open Session to Order** – Board President Fernandez called the Open Session of the meeting of the Board of Trustees to order at 5:32 p.m. on October 9, 2018, at Bates Elementary School, Courtland, California.

2. **Roll Call of Members:**

Alicia Fernandez, President
Don Olson, Vice President
Marilyn Riley, Clerk
Sarah Donnelly, Member
Chris Elliott, Member (Absent)
Katy Maghoney, Member
David Bettencourt, Member (Absent)

Also present: Don Beno, Superintendent

3. **Review, Approve the Closed Session Agenda and Adjourn to Closed Session**

3.1 Board President Fernandez announced items on the Closed Session Agenda.

3.2 Public Comment on Closed Session Agenda Items. – *None to report*

3.3 Approve Closed Session Agenda and Adjourn to the **Closed Session**

4. Board President Fernandez asked for a motion to approve the Closed Session Agenda and adjourn the meeting to Closed Session @ 5:35 pm

Member Donnelly moved to approve, Member Riley seconded. Motion carried 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

5. **Open Session was reconvened at 6:38 pm**

5.1 Roll was retaken, Members Elliott and Bettencourt were absent; and all members were present.

Also present: Don Beno, Superintendent; Elizabeth Keema-Aston, Chief Business Officer and Jennifer Kitchens, Recorder.

5.2 The Pledge of Allegiance was led by Lucille Lester, student from Bates Elementary and Monica Barriga, student from Walnut Grove Elementary School

6. **Report of Action taken, if any, during the Closed Session** (Government Code Section 54957.1)

Board President Fernandez reported that the Board did not take any actions during closed session.

7. **Review and Approve the Open Session Agenda**

Member Donnelly moved to approve, Member Riley seconded. Motion carried 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

8. **Public Comment:** Aiden Mayhood, a student from Rio Vista High School spoke on behalf of the student body of Rio Vista High School, requesting an open campus during their 35-minute lunch break. He feels the student have plenty of time to leave campus, get lunch and get back to campus during this time. He also feels that the local businesses would benefit from the open campus policy. He would like to see the Board vote on the policy at the next Board meeting.

9. **Reports, Presentations, Information**

9.1 Board Member(s) and Superintendent Report(s) and/or Presentation(s) –

9.1.1 Board Members' report(s): Member Donnelly spoke of the Teacher of Year Banquet held in Sacramento. She stated that each teacher nominated is introduced by one of their current or former students. The student talks about what an impact the teacher has made in their life. Member Donnelly noted that it is a great event and encourages other Board members to attend next year.

Member Olson reported that the PWA Diversity in Action Grant received last year allowed a few Rio Vista High School Ag. students to take a fieldtrip to a local farm, speak to the farmer, pick pears from the orchard, and received an instructional session at the high school with USDA

colleagues of Member Olson. The students made their first visit to the USDA facility as well as touring a processing facility watching the state of the art equipment in use. The students spoke with the CEO of the facility learning of his background, and where he went to college. The fieldtrip was a great experience for the students, and they will have another opportunity to visit the facility once more during the program.

Member Fernandez reported that the class of 1968 were celebrating their 50th class reunion. Member Fernandez had received many compliments from the alumni of the wonderful tour given of the campus, and the they were impressed with the positive information given and that the old facilities were in such good condition. Member Fernandez commended Mrs. Uslan for her efforts putting together the successful event and she was very happy she was able to attend.

Member Fernandez announced that Homecoming for Delta High School is planned for this week and that Disney is the school's theme for spirit week.

Member Maghoney commented that she had stopped by Isleton Elementary School to visit with the teachers. She had also attended a Rio Vista High School football game.

Member Riley attended the Homecoming football game at Rio Vista High School. She mentioned that the floats were great this year and her granddaughter was one of the nominees for homecoming queen.

9.1.2 Committee Report(s): None to report

9.1.3 Superintendent Beno's report(s) –

9.1.3.1 CSEA Employee of the Year – Ray Camacho

Mr. Beno had the great pleasure to introduce the CSEA Employee of the Year Ray Camacho. Mr. Beno, principals Maria Elena Becerra and Carrie Norris thanked Ray for his professionalism, his hard work in keeping the children safe and the campuses clean. They all were honored in recognizing him as the CSEA Employee of the Year. Mrs. Turk added a fond memory of Ray from when she was principal of Bates Elementary School. Mr. Camacho thanked the principals and former students for his wonderful 29 years in the district.

9.2 Business Services' Reports and/or Presentations on: Routine Restricted Maintenance; Deferred Maintenance; Maintenance and Operations; Transportation Department; Food Services Department; District Technology; and District Budget – Elizabeth Keema-Aston, Chief Business Officer and Ken Gaston, Director of MOT

9.2.1 ADA/Enrollment Report – Elizabeth Keema-Aston reported that the elementary level ADA had an increase of seven, the high school had an increase of three ADA and the alternative had an increase of three ADA in the month of September. At the last Board meeting a question was asked regarding the numbers used for ADA during budget development. In response to this question Mrs. Keema-Aston reported that last year's Enrollment and ADA at P-2 were 1910 and 1816 respectively. As of September, of this year the Enrollment and ADA are 1945 and 1857 respectively, which are higher than anticipated during budget development. Keeping in mind that these numbers will change prior to this year's P-2 reporting.

9.2.2 Monthly Financial Report – Elizabeth Keema-Aston reported that the beginning balance has been posted by SCOE. Currently the business office is posting budget revisions and carry over to the budget. She hopes to have all these adjustments completed by this coming Friday.

9.2.3 Maintenance, Operations & Transportation Update, Ken Gaston, Directors of MOT – Mr. Gaston reported that this has been a busy month. The drop-off asphalt and sidewalk repair at D.H. White School has been completed and are hoping to file the Notice of Completion (NOC). However, the roofing project still needs gutter and downspout work as well as a warranty inspection before a NOC can be filed. The phone project has only a few more items on the punch list. Mr. Gaston noted that they are assessing district vehicles to determine if they are repairable or will need to be deemed as surplus. Mr. Gaston was pleased to announce another bus driver has been hired. Member Olson thanked Mr. Gaston for the porta potty at the Rio Vista stadium for the football game.

9.3 Education Services' Reports and/or Presentation(s) - Kathy Wright, Director of Educational Services and Special Education

9.3.1 Williams' Settlement Public Notification regarding sufficiency of teachers, facilities, and textbook and instructional materials – Third Quarter (July - September) – Kathy Wright reported that the district had no insufficiencies reported during the quarter.

9.3.2 California Assessment of Student Performance and Progress (CAASPP) Presentation – Kathy Wright provided the results of the assessments from the Smarter Balanced testing, showing where we stand as a district compared to the county and state. She mentioned that the district has an initiative to focus on academic conversation with the students to provide instructional improvement.

Each elementary school has increased in the ELA level of proficiency, two of our elementary schools are out performing the states average. Three of our four elementary schools had an increase in proficiency in Mathematics the other has remained the same. Both middle schools have shown an increase in ELA level of proficiency. In Mathematics, one middle school had an increase in proficiency and the other remained the same. One high school had a decrease in proficiency in ELA however they still are out performing the states average. In Mathematic they have a small increase in proficiency. Unfortunately, the other high school had a significant decrease from last year's testing in ELA and Mathematics. Special Education proficiencies in ELA had an increase but remains lower than expected. Mathematics has an increase and is on target. As a district, some celebrations are warranted, however, we have a lot of work to be done starting with professional development and instructional strategies.

9.4 River Delta Unified Teacher's Association (RDUTA) Update: Mr. Delgado feels Mr. Wright will be an excellent TOSA this year. Mr. Delgado has noticed the efforts at the elementary school sites trying to give the teachers prep time. Mr. Delgado understands that this is a negotiable item and there are many things to take into consideration. Mr. Delgado is proud of the membership of the RDUTA union. They are trying to get the new teachers the support they need to succeed.

9.5 California State Employees' Association (CSEA) Chapter #319 Update:

10 Consent Calendar

- 10.1 Approve Board Minutes
Regular Meeting of the Board, September 11, 2018
- 10.2 Receive and Approve Monthly Personnel Reports
As of October 9, 2018
- 10.3 District's Monthly Expenditure Report
September 2018
- 10.4 Request to approve the Independent Contract for Services Agreement with Sacramento Theatre Company for the 2018-2019 school year at a cost not to exceed \$4,176 – Arts Grant – Antonia Slagle
- 10.5 Request to approve the overnight field trip for Bates Elementary 5th and 6th grade students to attend the Sly Park Environmental Education Center from May 28-31, 2019 – Maria Elena Becerra
- 10.6 Request to approve the Delta High School Heavenly Boosters fundraising events "Carmazzi Caramel Corn" to benefit the Cross Country and Track teams, and the "Winter and Spring Music Concert Dinner Programs" to benefit the Music Program – Laura Uslan
- 10.7 Request to approve the Delta High School FFA Boosters fundraising event "Texas Hold 'Em Game Night" to benefit the students attending the National FFA Convention fieldtrip to Indiana and to Washington DC – Laura Uslan
- 10.8 Request to approve the additional funding to the current General Agreement for Nonpublic, Nonsectarian School or agency (Learning Solutions) for the 2018-2019 school year – Not to exceed \$30,000 – Special Education Funds – Kathy Wright
- 10.9 Donations to Receive and Acknowledge:
 - Isleton Elementary School – 6th grade Sly Park Educational Fieldtrip**
 - Pat Teisseire - \$200
 - Oilwell Materials & Hardware Co., Inc. - \$100
 - Reamer Farms, Inc. - \$235
 - Rogelios, Inc. - \$20
 - Lira's Supermarket - \$235
 - Rio Vista High, Riverview Middle and D.H. White Elementary School**
 - Rio Vista Lions Club – Catapult EMS License - \$1902
 - Rio Vista High School – Deven Davis Scholarship Fund**
 - Dana Halbrook - \$100
 - Rio Vista High School – Elizabeth McCormack Library**
 - Harvey L. and Maud C. Sorensen Foundation - \$85,000

Member Riley moved to approve, Member Donnelly seconded. Motion carried 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

Board President Fernandez acknowledged those who made donations and thanked them for their support.

- 11. Request to approve the second and final reading of the updated or new Board Policies, Administrative Regulations and Exhibits due to new legislation, mandated language and/or citation revisions as of July 2018 – Don Beno

Member Olson moved to approve, Member Riley seconded. Motion carried 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

12. County of Sacramento – Treasury Oversight Committee, School and Community College District Representative Election 2018 Ballot (Ballots must be received by the Department of Finance no later than October 22, 2018) – Don Beno

Member Fernandez moved to approve electing to vote for Mario Rodriguez, Member Donnelly seconded. Motion carried 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

13. Request to approve the Notice of Completion (NOC) for the Student Drop-off Loop Repairs at D.H. White Elementary School – Elizabeth Keema-Aston

Member Olson moved to approve, Member Riley seconded. Motion carried 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

14. Request to approve the job description Supervisor of Maintenance, Operations and Transportation – Elizabeth Keema-Aston

Member Riley moved to approve, Member Donnelly seconded. Motion carried 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

15. Request of Resolution # 754 Giving Notice of Intent to Grant Easements to Sacramento Area Sewer District and intent to hold a Public Hearing and vote at the regularly scheduled November 13, 2018 meeting. – Elizabeth Keema-Aston

After discussion by the Board, a request was made to have a representative from the Sacramento Area Sewer District attend the November 13, 2018 meeting to answer questions. Action Item 15. was tabled and will be brought before the Board at the November 13, 2018 meeting.

Member Riley moved to approve, Member Donnelly seconded. Motion carried by roll call vote 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

16. Re-Adjourn to continue Closed Session was not necessary.

17. Re-Adjourning to continue Closed Session was not necessary – no actions to report. Adjournment: There being no further business before the Board, Board President Fernandez asked for a motion to adjourn.

Member Maghoney moved to approve, Member Riley seconded. Motion carried 5 (Ayes: Fernandez, Olson, Riley, Donnelly, Maghoney): 0 (Nays): 2 (Absent: Elliott, Bettencourt)

18. The meeting was adjourned at 8:02 p.m.

Submitted:

Approved:

Don Beno, Superintendent and
Secretary to the Board of Trustees

Marilyn Riley, Clerk, Board of Trustees

By: Jennifer Kitchens and Jennifer Gaston, Records
End

BOARD OF TRUSTEES

RIVER DELTA UNIFIED SCHOOL DISTRICT



445 Montezuma Street
Rio Vista, CA 94571-1651

BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Bonnie Kauzlarich, Dir. of Personnel

Item no. 10.2

SUBJECT MONTHLY PERSONNEL TRANSACTION REPORT

Action: _____

Consent: X

Background

Status:

Presenter: Don Beno, Superintendent

Other People Who Might Be Present:

Cost &/or Funding Sources

Recommendation: That the Board approve the Monthly Personnel Transaction Report as submitted.

Time: 2 minutes

RIVER DELTA UNIFIED SCHOOL DISTRICT
PERSONNEL TRANSACTION AND REPORT
DATE: November 13, 2018

NAME	SCHOOL OR DEPARTMENT	NEW OR CURRENT POSITION	TRANSACTION, EFFECTIVE AT
			*CLOSE OF THE DAY
			**BEGINNING OF THE DAY
ADMINISTRATIVE			
CERTIFICATED			
CLASSIFIED MANAGEMENT			
CLASSIFIED			
Norma Ruvalcaba	Walnut Grove Elem.	Custodian I 1.0 FTE	Hired effective **10/22/18 (Vice Samuel Subers)
Carmen Fowler	Riverview Middle School	Inst. Asst. III 6.5 hrs/day	Retired effective *11/2/18
Maria Camacho	Bates & Walnut Grove	Inst. Asst. II (Migrant) 6 hrs/day	Hired effective **11/5/18 (NEW)
Lucia Perez	Clarksburg Middle/Delta High	Inst. Asst. II (Migrant) 6 hrs/day	Hired effective **11/13/18 (NEW)



BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651

BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018
Attachments: X

From: Elizabeth Keema-Aston, Chief Business Officer Item No.: 10.3

Action Item: _____
Consent Action: X
Information Only: _____

SUBJECT: Approve Monthly Expenditure Summary

Background: The staff prepares a report of expenditures for the preceding month.

Presenter: Elizabeth Keema-Aston, Chief Business Officer

Other People Who Might Be Present:

Cost and/or Funding Sources:

Not Applicable

Recommendation:

That the Board approves the monthly expenditure summary report as submitted.

Cutoff amount: \$1.00

Select vendors with 1099 flags: of any setting.

Select payments with 1099 flags: of any setting.

Input file: Unknown Updated:

Report prepared: Fri, Nov 02, 2018, 12:24 PM

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014840 3 D PLUMBING 751 LAUREL WAY RIO VISTA, CA 94571 (707) 628-9947	550.00	136034 MAINT REPAIRS	10/11/2018	19430638 PO-190587	550.00	N
000009 ABEL CHEVROLET-PONTIAC-BUICK 280 NO FRONT STREET P.O. BOX 696 RIO VISTA, CA 94571-0696 (707) 374-6317	29,847.30	#4920 RVHS BOOSTER TRAVERSE	10/09/2018	19429985 PV-190168	29,847.30	N
013287 ACSA FOUNDATION FOR ED ADMIN 1575 BAYSHORE HIGHWAY BURLINGAME, CA 94010 (800) 608-2272	2,658.36	76196 SUPT MMBRSHIP DUES SEPT 2018 ACSA DUES WIND RIVER CASEY ACSA REGIST	10/02/2018 10/02/2018 10/30/2018	19428475 PO-190598 19428509 PV-190154 19434516 PO-190707	1,734.46 324.90 599.00	N N N
014539 ADOBE SYSTEMS 345 PARK AVENUE SAN JOSE, CA 951102704 (800) 443-8158	2,496.00	946898478 ADOBE RENEWAL	10/18/2018	19432035 PV-190189	2,496.00	N
014658 AGE OF LEARNING FOR SCHOOLS 101 N. BRAND BLVD 8TH FLOOR GLENDALE, CA 91206 (0) - 0	875.00	1115 ED SV ABC MOUSE RENEWAL	10/25/2018	19433544 PO-190660	875.00	N
014641 ALDUENDA, YESENIA PO BOX 272 COURTLAND, CA 95615 (0) - 0	200.83	RVHS CONF REIMB	10/11/2018	19430685 TC-190059	200.83	N
002739 ALL WEST COACHLINES INC	1,241.25	69595 DHS AG CHARTER	10/30/2018	19434507 PO-190713	620.62	N

7701 WILBUR WAY
SACRAMENTO, CA 95828

69595 DHS AG CHARTER

10/30/2018 19434507 PO-190713

620.63 N

(916) 423-4000

N

SP ED SUPPLIES	10/16/2018	19431367	PO-190570	33.77	N
CREDIT DHW TSHIRTS	10/16/2018	19431367	PO-190571	20.00-	N
DHW TSHIRTS	10/16/2018	19431367	PO-190571	938.30	N
CTEIG RVHS SUPPLIES	10/16/2018	19431367	PO-190572	744.98	N
CTEIG RVHS SUPPLIES	10/16/2018	19431367	PO-190572	108.24	N
RVHS SUPPLIES	10/16/2018	19431367	PO-190574	261.28	N
RVHS SUPPLIES	10/16/2018	19431367	PO-190574	21.23	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099

014367 BANK OF AMERICA (Continued...)		RVHS SUPPLIES	10/16/2018	19431367 PO-190574	21.23-	N
		TRANS SUPPLIES	10/16/2018	19431367 PO-190585	695.66	N
		TRANS MOTOR KIT	10/16/2018	19431367 PO-190586	87.07	N
		RVHS IPAD CASE	10/16/2018	19431367 PO-190593	1.71	N
		RVHS IPAD CASE	10/16/2018	19431367 PO-190593	1.71-	N
		RVHS IPAD CASE	10/16/2018	19431367 PO-190593	20.99	N
		DHW SMARTBOARD LAMP	10/16/2018	19431367 PO-190594	76.88	N
		DHW SMARTBOARD LAMP	10/16/2018	19431367 PO-190594	6.25	N
		DHW SMARTBOARD LAMP	10/16/2018	19431367 PO-190594	6.25-	N
		DHW STAFF JACKETS	10/16/2018	19431367 PO-190595	16.25-	N
		DHW STAFF JACKETS	10/16/2018	19431367 PO-190595	16.25	N
		DHW STAFF JACKETS	10/16/2018	19431367 PO-190595	200.01	N
		WIND RIVER VARIDESK	10/16/2018	19431370 PO-190604	529.81	N
		ISLE THEATRE FIELD TRIP	10/16/2018	19431367 PO-190606	1,107.50	N
		RVHS SUPPLIES	10/16/2018	19431367 PO-190608	19.98	N
		RVHS SUPPLIES	10/16/2018	19431367 PO-190608	1.62-	N
		RVHS SUPPLIES	10/16/2018	19431367 PO-190608	1.62	N
		ASP CLARKSBURG RUN	10/16/2018	19431367 PO-190609	550.00	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	32.65	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	32.65	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	2.65-	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	2.65	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	2.65	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	32.65	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	2.65	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	2.65-	N
		ASP TROPHIES	10/16/2018	19431367 PO-190610	2.65-	N
		ED SV PROJECTOR	10/16/2018	19431367 PO-190620	42.79-	N
		ED SV PROJECTOR	10/16/2018	19431367 PO-190620	526.63	N
		ED SV PROJECTOR	10/16/2018	19431367 PO-190620	42.79	N
		ED SV MACBOOK PRO	10/16/2018	19431367 PO-190621	4,358.96	N
		FINANCE CHARGE	10/16/2018	19431377 PV-190184	347.92	N
		AMAZON PRIME	10/16/2018	19431377 PV-190184	193.54	N
		LATE FEE	10/16/2018	19431377 PV-190184	49.00	N

012586 BAY ALARM	16,364.49	RMS ALARM	10/02/2018	19428489 PO-190124	475.65	N
60 BERRY DRIVE		DW ALARM	10/02/2018	19428510 PV-190155	115.00	N
PACHECO, CA 94553		DW ALARM	10/02/2018	19428510 PV-190155	329.28	N
		RVHS ALARM	10/02/2018	19428510 PV-190155	113.97	N
(209) 465-1986	N	BALCO HOLDINGS	10/02/2018	19428510 PV-190155	115.00	N
		DW ALARM	10/02/2018	19428510 PV-190155	385.29	N
		RVHS ALARM	10/02/2018	19428510 PV-190155	524.50	N
		RMS FIRE MONITORING	10/02/2018	19428510 PV-190155	4,709.25	N

RMS ALARM	10/02/2018	19428510	PV-190155	204.00	N
BATES ALARM	10/02/2018	19428510	PV-190155	260.37	N
RVHS ALARM	10/23/2018	19432958	PV-190205	342.96	N
RVHS ALARM	10/23/2018	19432958	PV-190205	113.97	N
RVHS FIRE MONITORING	10/23/2018	19432958	PV-190205	2,153.91	N
DW ALARM	10/23/2018	19432958	PV-190205	663.48	N
BATES ALARM	10/23/2018	19432958	PV-190205	260.37	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
012586 BAY ALARM (Continued...)		RMS ALARM	10/23/2018	19432958 PV-190205	393.81	N
		DW ALARM	10/23/2018	19432958 PV-190205	3,631.26	N
		RVHS ALARM	10/23/2018	19432958 PV-190205	153.15	N
		BATES ALARM	10/23/2018	19432958 PV-190205	113.04	N
		BATES ALARM	10/23/2018	19432958 PV-190205	360.09	N
		RVHS ALARM	10/23/2018	19432958 PV-190205	231.57	N
		DW ALARM	10/23/2018	19432958 PV-190205	329.28	N
		RVHS ALARM	10/23/2018	19432958 PV-190205	385.29	N
011165 BAY ALARM COMPANY ACCOUNT #13410 P.O. BOX 7137 SAN FRANCISCO, CA 94120-7137	762.13	ISLE ALARM	10/02/2018	19428488 PO-190186	93.72	N
		DHW ALARM	10/02/2018	19428488 PO-190245	570.00	N
		ISLE MONITORING	10/23/2018	19432937 PO-190186	98.41	N
() -						N
012147 BECERRA, LUCIA P.O. BOX 64 RYDE, CA 95680	265.14	ASP MILEAGE	10/11/2018	19430686 TC-190060	61.77	N
		ASP MILEAGE	10/11/2018	19430686 TC-190060	61.76	N
		ASP MILEAGE	10/11/2018	19430686 TC-190060	61.77	N
		ASP SUPPLIES	10/18/2018	19432051 TC-190072	26.62	N
		ASP SUPPLIES	10/18/2018	19432051 TC-190072	26.61	N
		ASP SUPPLIES	10/18/2018	19432051 TC-190072	26.61	N
(0) - 0						N
010904 BIO CORPORATION 3911 NEVADA STREET ALEXANDRIA, MN 56308	188.57	V533862 RVHS SUPPLIES	10/25/2018	19433545 PO-190562	188.57	N
		V533862 RVHS SUPPLIES	10/25/2018	19433545 PO-190562	15.32	N
		V533862 RVHS SUPPLIES	10/25/2018	19433545 PO-190562	15.32	N
(320) 763-9094						N
013642 BLACK POINT ENVIRONMENTAL INC 930 SHILOH RD BLDG 40F WINDSOR, CA 95492	485.00	1931 PROJ#247 146 MAGNOLIA	10/23/2018	19432959 PV-190206	485.00	N
(707) 837-7407						N
012459 BROAD REACH P.O. BOX 3127 MANKATO, MN 56002-3127	230.47	ARU0263201 RVHS LIBRARY BOOKS	10/11/2018	19430618 PO-190497	230.47	N

(866) 535-0004

N



Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014705 BROWN, JEFFREY 1157 JENSEN CIR. PITTSBURG, CA 94565	2,375.00	100008 07/18 SERVICES 100009 08/18 SERVICES	10/25/2018 10/30/2018	19433555 PO-190297 19434537 PO-190297	525.00 1,850.00	Y Y
(0) - 0						Y
014614 BUCKMASTER 623 W. STADIUM LANE SACRAMENTO, CA 95834	653.66	358003/358717 DHS SUPPLIES 357955 CMS SERV CONTRACT 359489 DHS SERV CONTRACTS 359490 CMS SERV CONTRACT	10/02/2018 10/02/2018 10/11/2018 10/11/2018	19428490 PO-190284 19428490 PO-190288 19430639 PO-190285 19430639 PO-190288	219.17 99.48 267.07 67.94	N N N N
(916) 923-0500						N
012497 BUSWEST 21107 CHICO STREET CARSON, CA 90745	22,744.86	1457-02/01 TRANS BUS ALARMS 1457-02/01 TRANS BUS ALARMS TRANS SUPPLIES	10/11/2018 10/11/2018 10/11/2018	19430619 PO-190036 19430619 PO-190036 19430640 PO-190086	3,697.37 16,878.00 2,169.49	N N N
(209) 531-3928						N
014674 CAL POLY OFFICE OF FINANCIAL AID 1 GRAND AVENUE SAN LUIS OBISPO, CA 93407	500.00	DHS VAN LOBENSELS SCLRSHIP	10/23/2018	19432926 PO-190679	500.00	N
(0) - 0						N
003681 CALIFORNIA AMERICAN WATER P.O. BOX 7150 PASADENA, CA 91109-7150	883.76	ISLE WATER ISLE WATER ISLE WATER	10/11/2018 10/11/2018 10/18/2018	19430672 PV-190170 19430672 PV-190170 19432037 PV-190191	157.67 281.80 444.29	N N N
(888) 237-1333						N
012079 CALIFORNIA CLEAR BOTTLED P.O. BOX 981 14410 W.G. THORNTON RD WALNUT GROVE, CA 95690	575.50	ZMO002 MOKE WATER ZBA006 BATES WATER ZR1007 RMS DRINKING WATER ZWA010 WG WATER ZMO002 MOKE WATER ZBA006 BATES WATER	10/02/2018 10/02/2018 10/11/2018 10/23/2018 10/30/2018 10/30/2018	19428491 PO-190367 19428491 PO-190510 19430641 PO-190126 19432927 PO-190261 19434519 PO-190367 19434519 PO-190510	120.00 95.75 51.75 204.00 60.50 43.50	7 7 7 7 7 7
(916) 776-1544						Y

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
002344 CALIFORNIA LABORATORY SERVICES 3249 FITZGERALD ROAD RANCHO CORDOVA, CA 95742 (800) 638-7301 N GLOBAL LABS IN	5,891.00	MAINT WATER TESTING MAINT WATER TESTING	10/11/2018 10/30/2018	19430673 PV-190171 19434520 PO-190138	5,054.00 837.00	N N
012268 CALIFORNIA WASTE RECOVERY SYSTEMS 175 ENTERPRISE CT STE #A GALT, CA 95632-9047 (209) 369-6887 N	1,134.68	ISLE WASTE SERV	10/11/2018	19430674 PV-190172	1,134.68	N
010576 CAMACHO, REFUJIO 200 PRIMASING AVE P.O. BOX 553 COURTLAND, CA 95615 (0) - 0 N	82.84	WG MILEAGE	10/11/2018	19430687 TC-190061	82.84	N
011595 CAPITAL AUTISM SERVICES 6400 FREEPORT BLVD SACRAMENTO, CA 95822 (916) 427-2273 N ADVANCE EDUCAT	6,194.55	1501036/1501035 NPS DUES	10/11/2018	19430642 PO-190416	6,194.55	N
002717 CARSON-DELLOSA PUBLISHING LLC PO BOX 1070 CHARLOTTE, NC 28201-1070 (800) 321-0943 N	304.97	127682 WG SUPPLIES	10/11/2018	19430620 PO-190484	304.97	N
014835 CASCWA 1319 EVERETT ST EL CERRITO, CA 94530 (0) - 0 N	350.00	04051 RMS CASCWA CONF 04051 RMS CASCWA CONF	10/11/2018 10/11/2018	19430621 PO-190654 19430621 PO-190654	140.00 210.00	N N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014547 CASEY, NICHOLAS 2318 Windy Springs LN BRENTWOOD, CA 94513 (0) - 0 N	34.65	DHW SUPPLIES	10/11/2018	19430643 PO-190209	34.65	N
014492 CATA PO BOX 186 GALT, CA 95632 (209) 744-1614 N	140.00	DHS AG VAN RIPER MMBRSHIP DHS AG VAN RIPER MMBRSHIP	10/30/2018 10/30/2018	19434508 PO-190712 19434508 PO-190712	70.00 70.00	N N
014762 CATAPULT EMS 5098 FOOTHILLS BLVD #3-396 ROSEVILLE, CA 95747 (530) 566-0446 N	4,434.45	1042727 DW SECURITY SOFTWARE	10/11/2018	19430675 PV-190173	4,434.45	N
002616 CDT INC 250 N GOLDEN CIRCLE DRIVE SUITE 210 SANTA ANA, CA 92705 (562) 986-4200 N	334.00	45790 DOT DRUG TESTING	10/23/2018	19432961 PV-190207	334.00	N
013918 CENGAGE LEARNING 10650 TOEBBEN DRIVE INDEPENDENCE, KY 41051 (800) 354-9706 N	945.24	65167317 ED SV BOOKS	10/02/2018	19428477 PO-190564	945.24	N
012862 CENTER STATE PIPE & SUPPLY DIV. OF HAJOCA CORP 520 N UNION STREET STOCKTON, CA 95205 (209) 466-0871 N	290.50	S010335563 MAINT SUPPLIES	10/30/2018	19434518 PO-190139	290.50	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014428 CENTRAL REGION CATA CA DEPT OF EDUCATION 1430 N STREET SUITE 4202 SACRAMENTO, CA 95814 (916) 319-0494	350.00	CA0054 DHS AG CATA CA0054 DHS AG CATA	10/30/2018 10/30/2018	19434509 PO-190714 19434509 PO-190714	175.00 175.00	N N
003380 CENTRAL VALLEY WASTE SERVICE INC P.O. BOX 78251 PHOENIX, AZ 85062-8251 (0) - 0	2,257.03	BATES WASTE WG WASTE TRANS WASTE MOKE WASTE	10/18/2018 10/18/2018 10/18/2018 10/18/2018	19432038 PV-190192 19432038 PV-190192 19432038 PV-190192 19432038 PV-190192	1,161.73 890.25 128.17 76.88	N N N N
014130 CHARTER BROS PO BOX 505 PLEASANTON, CA 94566 (925) 497-2376	8,140.00	180928RC BUS 181025RJ ED SV RVHS CHARTER BS 180907/181012 RVHS FTBL TRANS 181026 CTEIG CHARTER BUS	10/11/2018 10/23/2018 10/25/2018 10/30/2018	19430676 PV-190174 19432928 PO-190682 19433552 PO-190428 19434510 PO-190697	1,200.00 2,800.00 2,640.00 1,500.00	N N N N
013908 CIT TECHNOLOGY FINANCING SERVICES INC PO BOX 1638 LIVINGSTON, NJ 07039 (0) - 0	262.76	32504544 CMS XEROX LEASE	10/09/2018	19429982 PO-190362	262.76	N
000201 CITY OF ISLETON P.O. BOX 716 101 SECOND STREET ISLETON, CA 95641 (916) 777-7770	411.05	70366 ISLE SEWER	10/11/2018	19430644 PO-190246	411.05	N
000077 CITY OF RIO VISTA P.O. BOX 745 ONE MAIN STREET RIO VISTA, CA 94571	17,485.87	RMS WATER DHW WATER RVHS WATER DO SEWER RMS SEWER	10/30/2018 10/30/2018 10/30/2018 10/30/2018 10/30/2018	19434539 PV-190224 19434539 PV-190224 19434539 PV-190224 19434539 PV-190224 19434539 PV-190224	1,421.89 380.92 2,734.51 136.54 861.41	N N N N N

(0) - 0

N RIO VISTA FIRE DHW SEWER
RVHS SEWER
DO WATER

10/30/2018 19434539 PV-190224 1,379.22 N
10/30/2018 19434539 PV-190224 10,393.67 N
10/30/2018 19434539 PV-190224 177.71 N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014761 COMMUNICATION STRATEGIES 1222 GRANDVIEW ROAD SEBASTOPOL, CA 95472	6,922.50	1581 PHONE TECH CONSULTING	10/02/2018	19428492 PO-190295	6,922.50	N
(0) - 0		N COM-STAT				
014215 CONTERRA ULTRA BROADBAND PO BOX 281357 ATLANTA, GA 30384-1357	1,405.33	27950 DW NETWORK ERATE	10/09/2018 10/09/2018	19429986 PV-190169 19429986 PV-190169	16,905.07 15,499.74	N N
(704) 936-1722		N				
014596 COOPERATIVE STRATEGIES 8955 RESEARCH DRIVE IRVINE CA, CA 92618	2,213.75	2018027645 CONSULT DEV FEE STD	10/02/2018	19428493 PO-190296	2,213.75	7
(949) 250-8300		Y COOPERATIVE ST				
001621 COURTLAND MARKET INC 11711 HWY 160 PO BOX 156 COURTLAND, CA 95615	58.50	CDS SUPPLIES BATES SUPPLIES	10/11/2018 10/11/2018	19430645 PO-190370 19430645 PO-190396	19.25 39.25	N N
(0) - 0		N				
011107 COURTLAND TRUCK WORKS 12019 HWY 160 COURTLAND, CA 95615	1,311.02	8581 TRANS PARTS 8513 TRANS PARTS 8509 TRANS PARTS 8684 TRANS SUPPLIES	10/16/2018 10/16/2018 10/16/2018 10/16/2018	19431372 PO-190089 19431372 PO-190089 19431372 PO-190089 19431372 PO-190089	37.71 297.50 548.31 427.50	N N N N
(916) 775-1633		N				
014569 CPI 10850 W. PARK PLACE SUITE 600 MILWAUKEE, WI 53224	3,516.00	CUS0161457 CPI TRAINING CUS0161457 CPI TRAINING CUS0161457 CPI TRAINING CUS0161457 CPI TRAINING	10/02/2018 10/02/2018 10/02/2018 10/02/2018	19428478 PO-190502 19428478 PO-190502 19428478 PO-190502 19428478 PO-190502	879.00 879.00 879.00 879.00	N N N N
(888) 426-2184		N				

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
013722 DE LAGE LANDEN PUBLIC FINANCE 1111 OLD EAGLE SCHOOL ROAD WAYNE, PA 19087 (800) 736-0220 N	1,770.57	60775326 WG LEASE 60775346 F5 LEASE 61021705 BUS OFF LEASE 61015226 DO SAVIN LEASE 61015226 DO SAVIN LEASE 60947696 MOKE LEASE 61154352 ED SV COPIER LEASE 6114138 WG PRINTER LEASE 61141388 F5 LEASE	10/02/2018 10/02/2018 10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/23/2018 10/30/2018 10/30/2018	19428494 PO-190190 19428494 PO-190272 19432023 PO-190039 19432023 PO-190040 19432023 PO-190040 19432023 PO-190371 19432938 PO-190045 19434522 PO-190190 19434522 PO-190272	167.01 80.81 168.10 400.00 237.48 355.58 113.77 167.01 80.81	N N N N N N N N N
012807 DELTA ELEMENTARY CHARTER SCHOOL 36230 N SCHOOL ST CLARKSEBURG, CA 95612 (916) 995-1335 N	164,372.00	OCTOBER 2018 TAX IN LIEU	10/02/2018	19428511 PV-190156	164,372.00	N
013116 DEPARTMENT OF TOXIC SUBSTANCES CONTROL P.O. BOX 806 SACRAMENTO, CA 95812-0806 (916) 323-3251 N	22.50	201826179 EPA ID VERIF FEES	10/16/2018	19431378 PV-190185	22.50	N
014067 DISCOVERY OFFICE SYSTEMS 1269 CORPORATE CENTER PARKWAY SANTA ROSA, CA 95407 (707) 570-1000 N	118.18	55E1465639 WG SER CONTRACT 55E1467109 BATES MAINT CONTRCT	10/11/2018 10/11/2018	19430647 PO-190260 19430647 PO-190372	31.70 86.48	N N
000116 DS WATERS OF AMERICA INCS 5660 NEW NORTHSIDE DRIVE SUITE 500 ATLANTA, GA 30328 (0) - 0 N DS WATERS OF A	97.01	5005834 DO WATER	10/18/2018	19432036 PV-190190	97.01	N
010469 E.F. KLUDT & SONS INC P.O. BOX 166	17,024.20	406328 DHS AG CFN FUEL 406328 DHS AG CFN FUEL	10/02/2018 10/02/2018	19428512 PV-190157 19428512 PV-190157	40.41 40.42	N N

LODI, CA 95241-0166

(0) - 0 N

243744/242745	TRANS FUEL	10/09/2018	19429983	PO-190035	3,505.23	N
244201/244009	TRANS FUEL	10/18/2018	19432024	PO-190035	4,399.03	N
243239/243084	TRANS FUEL	10/23/2018	19432939	PO-190035	4,269.41	N
243790/244176	TRANS FUEL	10/30/2018	19434523	PO-190035	4,769.70	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014564 EBEN EMIL BENJAMIN BURGOON 1801 1ST AVE. SACRAMENTO, CA 95818	948.00	ISLE WORKSHOP ISLE COMIC WRKSHOP	10/11/2018 10/30/2018	19430624 PO-190640 19434511 PO-190706	723.00 225.00	Y Y
(0) - 0 Y EBEN BURGOON						
014661 EDELIANT, KRISTEN 14181 GROVE ST WALNUT GROVE, CA 95690	17.11	WG MILEAGE	10/02/2018	19428521 TC-190054	17.11	N
(0) - 0 N						
010015 EDUCATIONAL DATA SYSTEMS INC 15850 CONCORD CIRCLE SUITE A MORGAN HILL, CA 95076	95.15	101825394 ED SV SUPPLIES	10/25/2018	19433558 PV-190217	95.15	N
(408) 776-7646 N						
014831 ELEVEN DIMENSIONS MEDIA 40 FOURTH STREET #259 PETALUMA, CA 94952	594.66	3694 RADIO RIO SUPPLIES/REPAIR	10/11/2018	19430637 PO-190506	594.66	N
(0) - 0 N						
013903 FREEPORT POWER EQUIPMENT 6235 BELLEAU WOOD LANE SITE 2 SACRAMENTO, CA 95822-5928	57.27	24642 MAINT REPAIRS	10/18/2018	19432025 PO-190142	57.27	7
(916) 422-9238 Y FREEPORT GARDE						
011339 FRONTIER COMMUNICATIONS CORPORATION THREE HIGH RIDGE PARK STAMFORD, CT 06905	9,307.77	RMS RMS DHW ISLE DHS RVHS MOKE	10/09/2018 10/09/2018 10/09/2018 10/09/2018 10/09/2018 10/09/2018 10/09/2018	19429987 PV-190167 19429987 PV-190167 19429987 PV-190167 19429987 PV-190167 19429987 PV-190167 19429987 PV-190167 19429987 PV-190167	45.07 43.23 285.42 613.29 848.57 1,064.25 99.61	N N N N N N N
(0) - 0 N						

RADIO RIO	10/09/2018	19429987	PV-190167	124.65	N
MAINT	10/09/2018	19429987	PV-190167	78.85	N
MAINT	10/09/2018	19429987	PV-190167	130.89	N
MAINT	10/09/2018	19429987	PV-190167	150.51	N
RVHS ALARM	10/09/2018	19429987	PV-190167	391.62	N
DHW ALARM	10/09/2018	19429987	PV-190167	305.10	N
CMS ALARM	10/09/2018	19429987	PV-190167	210.76	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099

011339 FRONTIER COMMUN (Continued...)		CMS	10/09/2018	19429987 PV-190167	281.43	N
		BATES	10/09/2018	19429987 PV-190167	492.08	N
		RMS	10/09/2018	19429987 PV-190167	351.66	N
		BATES	10/09/2018	19429987 PV-190167	64.59	N
		WG	10/09/2018	19429987 PV-190167	255.67	N
		DO	10/09/2018	19429987 PV-190167	1,833.07	N
		WG ALARM	10/09/2018	19429987 PV-190167	210.76	N
		RMS	10/09/2018	19429987 PV-190167	67.79	N
		TRANS	10/09/2018	19429987 PV-190167	43.23	N
		MOKE/CDS ALARM	10/09/2018	19429987 PV-190167	388.28	N
		N TRANS ALARM	10/09/2018	19429987 PV-190167	209.09	N
		BATES ALARM	10/09/2018	19429987 PV-190167	209.09	N
		ISLE ALARM	10/09/2018	19429987 PV-190167	209.09	N
		TRANS	10/09/2018	19429987 PV-190167	100.78	N
		TRANS	10/09/2018	19429987 PV-190167	106.55	N
		CAFE	10/09/2018	19429988 PV-190167	51.62	N
		CAFE	10/09/2018	19429988 PV-190167	41.17	N

014846 GARCIA, DENISSE 15491 GRAND ISLAND RD WALNUT GROVE, CA 95690	15.00	MELISSA CAFE REIMB	10/11/2018	19430684 PV-190175	15.00	N
(0) - 0						N

014847 GOLDEN GATE BRIDGE TOLL INVOICE PROCESSING DEPT PO BOX 26879 SAN FRANCISCO, CA 94126	8.00	I691839359513 TRANS TOLL	10/11/2018	19430677 PV-190176	8.00	N
(0) - 0						N

014830 GOMEZ-MORENO, FELIPE 4577 UNDERWOOD WAY SACRAMENTO, CA 95823	15.00	DHS CONF REIMB	10/18/2018	19432052 TC-190073	15.00	N
(916) 207-8084						N

014483 GOSS, HEATHER PO BOX 420 DUNNIGAN, CA 95937	412.22	F5 SUPPLIES	10/11/2018	19430648 PO-190268	114.00	N
		F5 MILEAGE	10/11/2018	19430688 TC-190062	40.98	N
		F5 MILEAGE	10/18/2018	19432053 TC-190074	156.09	N

(0) - 0

N

F5 SUPPLIES
F5 SUPPLIES

10/30/2018 19434524 PO-190266
10/30/2018 19434524 PO-190267

21.35 N
79.80 N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
003111 GOVERNMENT FINANCIAL STRATEGIES INC. 1228 N STREET, SUITE 13 SACRAMENTO, CA 95814-5609 (916) 444-5100 N	112.50	1323060 PROF SERVICES	10/30/2018	19434525 PO-190316	112.50	N
003598 GRAINGER 3691 INDUSTRIAL BLVD WEST SACRAMENTO, CA 95691-3479 (916) 372-7800 N W.W. GRAINGER	537.89	MAINT SUPPLIES 9886151795 CMS COMBO LOCKS	10/11/2018 10/11/2018	19430649 PO-190143 19430625 PO-190461	341.62 196.27	N N
014573 GREAT AMERICA FINANCIAL SVCS PO BOX 660831 DALLAS, TX 75266-0831 (877) 311-4422 N	718.58	23383355 CMS COPY LEASE 23522416 DHS LEASE	10/02/2018 10/23/2018	19428495 PO-190435 19432940 PO-190283	343.20 375.38	N N
013112 GREENFIELD LEARNING INC P.O. BOX 3024 HALF MOON BAY, CA 94019 (800) 726-1156 N	900.00	7093 SP ED LICENSES	10/11/2018	19430626 PO-190473	900.00	N
014500 HAND IN HAND THERAPEUTICS 214 ELMWOOD AVE MODESTO, CA 95354 (209) 604-8533 Y WAYNE STEVENSO	5,175.00	SP ED OCC THERAPY W/E 9/26 SP ED OCC THERAPY W/E 10/3 SP ED OCC THERAPY W/E 10/17 SP ED OCC THERAPY W/E 10/11 SP ED OCC THERAPY W/E 10/24	10/11/2018 10/11/2018 10/30/2018 10/30/2018 10/30/2018	19430650 PO-190342 19430650 PO-190342 19434526 PO-190342 19434526 PO-190342 19434526 PO-190342	550.00 1,200.00 1,100.00 950.00 1,375.00	Y Y Y Y Y
014796 HANRATTY, JERRY 16058 HARBOR DRIVE ISLETON, CA 95641 (0) - 0 N	15.00	TRANS BRIDGE TOLLS	10/11/2018	19430689 TC-190063	15.00	N
014525 HEALTH CONNECTED	1,460.00	705 ED SV CONF	10/16/2018	19431368 PO-190479	1,460.00	N

480 JAMES AVENUE
REDWOOD CITY, CA 94062

(650) 367-1937

N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
013968 HIBMA, DONNA 655 RUBIER WAY RIO VISTA, CA 94571	17.33	CAFE MILEAGE	10/25/2018	19433568 TC-190086	17.33	N
(0) - 0						N
003538 HOME DEPOT CREDIT SERVICES DEPT 32-2500439736 P.O. BOX 78047 PHOENIX, AZ 85062-8047	961.05	MAINT SUPPLIES DHS AG SUPPLIES DHS AG SUPPLIES	10/16/2018 10/16/2018 10/16/2018	19431373 PO-190144 19431373 PO-190456 19431373 PO-190456	700.91 130.07 130.07	N N N
(0) - 0						N
012272 HOUGHTON MIFFLIN HARCOURT PUBLISHING COMPANY 222 BERKELEY STREET BOSTON, MA 02116	5,547.10	954051213 SP ED FORMS 953862845 ED SV BOOKS 953964766 SP ED SUPPLIES 954048433 ED SV BOOKS 954048228 ED SV BOOKS	10/16/2018 10/25/2018 10/25/2018 10/30/2018 10/30/2018	19431369 PO-190646 19433547 PO-190314 19433547 PO-190471 19434512 PO-190644 19434512 PO-190644	161.76 3,773.57 410.81 946.77 254.19	N N N N N
(800) 225-5425						N
013807 HUBERT COMPANY LLC 9555 DRY FORK ROAD HARRISON, OH 45030	120.43	190394 CAFE SUPPLIES	10/11/2018	19430670 PO-190115	120.43	N
(800) 543-7374						N K + K AMERICA
014496 IDENT-A-KID SERVICES 1780 102ND AVE NORTH STE 100 ST. PETERSBURG, FL 33716	195.00	103579 RVHS SUPPLIES	10/02/2018	19428480 PO-190060	195.00	N
(800) 890-1000						N
014431 IMPACT APPLICATIONS INC 2000 TECHNOLOGY DR #150 PITTSBURGH, PA 15219	435.00	20185300 ED SV IMPACT SFTWR	10/30/2018	19434513 PO-190695	435.00	N
(877) 646-7991						N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
011917 INDOFF 11816 LACKLAND AVENUE ST. LOUIS, MO 63146-4206 (707) 374-4037	211.68	3157084/3157639 BATES SUPPLIES 3157084/3157639 BATES SUPPLIES 3157084/3157639 BATES SUPPLIES 3162018 ISLE SUPPLIES	10/02/2018 10/02/2018 10/02/2018 10/11/2018	19428496 PO-190375 19428496 PO-190375 19428496 PO-190375 19430651 PO-190185	122.50 .43 .43 89.18	N N N N
000107 INLAND BUSINESS SYSTEMS 1500 NO. MARKET SACRAMENTO, CA 95834-1912 (916) 928-0770	516.14	IN225368 RVHS AG MAINT AGRMNT IN225368 RVHS AG MAINT AGRMNT IN241261 RVHS MAINT AGRMNT	10/11/2018 10/11/2018 10/30/2018	19430652 PO-190063 19430652 PO-190063 19434527 PO-190063	140.11 140.11 235.92	N N N
014853 ISONO, ELIZABETH MS 1940 WEBSTER STREET SUITE 200 OAKLAND, CA 94612 (510) 463-4700	2,125.00	7922 SP ED EVALS	10/25/2018	19433559 PV-190218	2,125.00	Y
014824 J & D WHOLESALE 4614 2SN ST #1 DAVIS, CA 95618 (530) 747-2300	117.72	920078 RVHS AG FLORAL SUPPLIES 920078 RVHS AG FLORAL SUPPLIES	10/23/2018 10/23/2018	19432941 PO-190451 19432941 PO-190451	58.86 58.86	N N
013919 JACOBSEN WEST 1170 NATIONAL DRIVE SUITE 20 SACRAMENTO, CA 95834 (916) 419-2000	303.69	91585447 MAINT SUPPLIES	10/02/2018	19428497 PO-190146	303.69	N
		TEXTRON INC				
010859 JONES SCHOOL SUPPLY CO INC PO BOX 7008 COLUMBIA, SC 29201 (800) 845-1807	493.82	1622935 ISLE SUPPLIES	10/23/2018	19432930 PO-190182	493.82	N
014682 JONES, ZAIDA	60.39	SP ED MILEAGE	10/11/2018	19430690 TC-190064	60.39	N

10267 CROYDON WAY
RANCHO CORDOVA, CA 95670

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Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014233 KEEMA-ASTON, ELIZABETH 8068 HUXLEY CT. SACRAMENTO, CA 95829 (916) 397-6704	214.97	CBO CONF REIMB	10/11/2018	19430691 TC-190065	214.97	N
012005 KIRK KENNER DBA DELTA REFRIDG 5 HILL CT. RIO VISTA, CA 94571 (707) 374-6213	1,472.04	5063 MAINT REPAIRS 5081 CAFE REPAIRS 5095 MAINT REPAIRS 5082 CAFE REPAIRS	10/02/2018 10/11/2018 10/18/2018 10/23/2018	19428498 PO-190147 19430671 PO-190113 19432026 PO-190147 19432957 PO-190113	467.45 410.15 118.48 475.96	7 7 7 7
013551 KITCHENS, JENNIFER PO BOX 192 RYDE, CA 95680 (0) - 0	162.96	CTIEG MILEAGE	10/18/2018	19432054 TC-190075	162.96	N
010308 KNOWBUDDY RESOURCES P.O. BOX 3227 MANKATO, MN 56002-3227 (800) 263-5407	431.84	ARU0263193 RVHS LIBRARY BOOKS	10/11/2018	19430631 PO-190494	431.84	N
011311 LA RUE COMMUNICATIONS 521 E. MINER AVE STOCKTON, CA 95202 (209) 463-1900	330.00	5575 TRANS SERVICES	10/11/2018	19430653 PO-190097	330.00	7
000203 LAKESHORE LEARNING MATERIALS 2695 E DOMINGUEZ STREET CARSON, CA 90895 (800) 424-4772	1,629.71	3903010918 DHW SUPPLIES 4951351018 DHW KINDER SUPPLIES 4951261018 DHW KINDER SUPPLIES 4951121018 DHW KINDER SUPPLIES 4760621018 ED SV SUPPLIES	10/02/2018 10/23/2018 10/23/2018 10/23/2018 10/25/2018	19428481 PO-190500 19432931 PO-190631 19432931 PO-190632 19432931 PO-190633 19433548 PO-190618	183.37 384.59 316.99 269.58 475.18	N N N N N
000548 LIRAS SUPERMARKET 609 HWY 12	672.86	#175 DHW SUPPLIES #135 ED SV SUPPLIES	10/11/2018 10/11/2018	19430654 PO-190236 19430678 PV-190177	77.15 161.95	N N

RIO VISTA, CA 94571

#55 RVHS SUPPLIES

10/16/2018 19431374 PO-190069

156.38 N

(707) 374-5399

N

#55 RVHS CULINARY SUPPLIES

10/16/2018 19431374 PO-190516

277.38 N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
011712 LOOKOUT BOOKS P.O. BOX 3144 MANKATO, MN 56002-3144 (0) - 0 N	500.43	ARU0263195 RVHS LIBRARY BOOKS	10/11/2018	19430632 PO-190495	500.43	N
013206 LOWE'S 8369 POWER INN ROAD ELK GROVE, CA 95624-3464 (866) 232-7443 N	419.70	MAINT SUPPLIES RVHS WOODSHOP SUPPLIES	10/16/2018 10/16/2018	19431375 PO-190148 19431375 PO-190514	263.21 156.49	N N
000711 LYMAN PARTS DEPOT 14301 RAILROAD AVE WALNUT GROVE, CA 95690- (916) 776-1744 N THE LYMAN GROU	44.68	13112 MAINT SUPPLIES	10/30/2018	19434528 PO-190149	44.68	N
014144 MARTINEZ, SANDRA PO BOX 298 ISLETON, CA 95641 (0) - 0 N	216.65	F5 SUPPLIES F5 MILEAGE	10/02/2018 10/11/2018	19428499 PO-190265 19430692 TC-190066	15.00 201.65	N N
014819 MAVERICK NETWORKS INC. ATTN: FUNDS DISBURSEMENT DEPT 801 S. FIGUEROA ST. #700 LOS ANGELES, CA 90017 (0) - 0 N	21,540.00	1800923 DISTRICT WIDE PHONES	10/18/2018	19432017 PO-190335	21,540.00	N
014811 MCCARTY, HANOCH 12970 SELF ESTEEM LANE GALT, CA 95632 (209) 601-2940 Y	556.72	SP ED PROF SERVICES	10/11/2018	19430655 PO-190323	556.72	Y
014107 MCCARTY, MELADEE	200.00	SP ED PROF SERVICES	10/11/2018	19430656 PO-190325	200.00	Y

12970 SELF-ESTEEM LANE
GALT, CA 95632

(209) 601-2940

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Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014852 MIND BRAIN PARENTING 70 CLOCKWATER IRVINE, CA 92620	53.00	DHW SUPPLIES DHW SUPPLIES DHW SUPPLIES	10/18/2018 10/18/2018 10/18/2018	19432018 PO-190670 19432018 PO-190670 19432018 PO-190670	4.31- 53.00 4.31	N Y N
(231) 321-8550						Y
014826 MITCHELL, LISA 1030 S. HUTCHINS ST # 4-404 LODI, CA 95240	30.74	BATES CONF REIMB	10/02/2018	19428522 TC-190055	30.74	N
(0) - 0						N
012837 MOBILE MODULAR 5700 LAS POSITAS ROAD LIVERMORE, CA 94551	1,070.00	1747752 MODULAR LEASE 1772897 MODULAR LEASE	10/02/2018 10/23/2018	19428518 PV-190164 19432968 PV-190214	535.00 535.00	N N
(925) 606-9000		N MCGRATH RENTCO				
012179 MURPHY, KENDALL 135 EDGEWATER DRIVE RIO VISTA, CA 94571	43.60	WG CONF REIMB	10/18/2018	19432055 TC-190076	43.60	N
(0) - 0						N
000151 NASCO MODESTO P.O. BOX 3837 4825 STODDARD ROAD MODESTO, CA 95352-3837	2,178.75	151951 DHS ART SUPPLIES 151951 DHS ART SUPPLIES 151951 DHS ART SUPPLIES	10/11/2018 10/11/2018 10/11/2018	19430627 PO-190460 19430627 PO-190460 19430627 PO-190460	500.00 500.00 1,178.75	N N N
(209) 545-1600						N
000358 NATIONAL FFA ORGANIZATION PO BOX 631363 CINCINNATI, OH 45263.1363	2,160.00	CONF-REG-61875 DHS AG REGIST CONF-REG-61875 DHS AG REGIST CONF-REG-61768 DHS AG REGIST	10/18/2018 10/18/2018 10/18/2018	19432019 PO-190684 19432019 PO-190684 19432019 PO-190685	93.50 93.50 1,973.00	N N N
(0) - 0						N
013877 NORRIS, CARRIE	101.56	WG SUPPLIES	10/02/2018	19428500 PO-190194	82.50	N

4833 STEPPE COURT
ELK GROVE, CA 95757

WG SUPPLIES

10/23/2018 19432942 PO-190262

19.06 N

(0) - 0 N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014359 NORTH STATE TIRE CO 1610 KATHLEEN AVE SACRAMENTO, CA 95815 (916) 922-1075	501.85	K93023 TRANS SUPPLIES	10/18/2018	19432027 PO-190098	501.85	N

014016 O'REILLY AUTO PARTS 233 S PATTERSON SPRINGFIELD, MO 65802 (0) - 0	784.18	TRANS SUPPLIES	10/18/2018	19432028 PO-190100	784.18	N

014833 OAKLEY SCHOOL DISTRICT 91 MERCEDES LANE OAKLEY, CA 945614617 (925) 625-5079	2,860.00	60122/60123SP ED STUDENT TRANS	10/18/2018	19432039 PV-190193	2,860.00	N

000193 OILWELL MATERIALS & HARDWARE CO INC 506 STATE HIGHWAY 12 RIO VISTA, CA 94571 (0) - 0	1,340.40	1608 RVHS AG SUPPLIES 1608 RVHS AG SUPPLIES #822 RVHS SUPPLIES #676 MAINT SUPPLIES #822 RVHS SUPPLIES	10/11/2018 10/11/2018 10/23/2018 10/23/2018 10/23/2018	19430657 PO-190607 19430657 PO-190607 19432943 PO-190061 19432943 PO-190151 19432962 PV-190208	22.94 22.94 319.37 941.14 34.01	N N N N N

003218 ORIENTAL TRADING CO INC 4206 SOUTH 108TH STREET OMAHA, NE 68137 (800) 228-0475	156.82	692296425 ASP SUPPLIES	10/23/2018	19432944 PO-190523	156.82	N

014837 OTTER GRAPHICS 1237 VICTORIA AVE STE #285 OXNARD, CA 93035 (424) 488-1120	168.92	6468 RMS TONER 6468 RMS TONER	10/02/2018 10/02/2018	19428482 PO-190576 19428482 PO-190576	100.80 68.12	N N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014465 PARKER & COVERT LAW OFFICE 17862 EAST SEVENTEENTH ST#204 EAST BUILDING TUSTIN, CA 92780	1,270.00	70384 ATTY FEES 70384 ATTY FEES	10/25/2018 10/25/2018	19433561 PV-190219 19433561 PV-190219	1,020.00 250.00	Y Y
(714) 573-0900		Y PARKER & COVE				
013692 PATIN, ANGELA 633 MADERE WAY RIO VISTA, CA 94571	140.61	ISLE NURSE MILEAGE	10/11/2018	19430693 TC-190067	140.61	N
(0) - 0		N				
014392 PAULS, HOLLY PO BOX 511 WALNUT GROVE, CA 95690	126.99	WG MILEAGE	10/11/2018	19430694 TC-190068	126.99	N
(916) 776-1215		N				
013895 PEARSON CLINICAL ASSESSMENT ORDERING PO BOX 599700 SAN ANTONIO, TX 78259	572.44	11804048 SP ED FORMS 11830090 SP ED FORMS 11782683 SP ED SUPPLIES	10/11/2018 10/25/2018 10/25/2018	19430628 PO-190556 19433549 PO-190645 19433560 PV-190220	267.62 102.23 202.59	N N N
(800) 627-7271		N				
013086 PEARSON EDUCATION INC 501 BOLYSTON STREET SUITE 900 BOSTON, MA 02116	5,371.93	11776100 ED SV NNAT3 LICENSE 4025664497 ED SV BOOKS 4025648059 ED SV BOOKS 4025659968 ED SV BOOKS	10/11/2018 10/18/2018 10/25/2018 10/30/2018	19430629 PO-190498 19432020 PO-190567 19433550 PO-190402 19434514 PO-190566	1,492.50 153.53 3,121.04 604.86	N N N N
(800) 848-9500		N				
014310 PEREZ, GABINO 7904 HARTWICK WAY SACRAMENTO, CA 95828	54.10	WG SUPPLIES	10/11/2018	19430658 PO-190198	54.10	N
(0) - 0		N				

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
013805 PERLOT, MAKAYLA 60 ELM AVE GALT, CA 95632	17.92	WG CONF MILEAGE	10/18/2018	19432056 TC-190077	17.92	N
(0) - 0		N				
003270 PG&E 685 EMBARCADERO DRIVE SACRAMENTO, CA 95605	90,101.85	CMS	10/02/2018	19428513 PV-190159	2,067.58	N
		RMS	10/02/2018	19428513 PV-190159	5,086.17	N
		DHW	10/02/2018	19428513 PV-190159	7,502.95	N
		DHW	10/02/2018	19428513 PV-190159	250.55	N
(0) - 0		N PACIFIC GAS AN	10/02/2018	19428513 PV-190159	69.90	N
		ISLE	10/02/2018	19428513 PV-190159	4,147.17	N
		DHS	10/02/2018	19428513 PV-190159	5,578.17	N
		DHS	10/02/2018	19428513 PV-190159	1,586.79	N
		DHS	10/02/2018	19428513 PV-190159	3,887.11	N
		LTS	10/02/2018	19428513 PV-190159	31.69	N
		LTS	10/02/2018	19428513 PV-190159	11.41	N
		LTS	10/02/2018	19428513 PV-190159	20.28	N
		RVHS	10/02/2018	19428513 PV-190159	364.16	N
		RVHS	10/02/2018	19428513 PV-190159	12,571.31	N
		GARAGE	10/02/2018	19428513 PV-190159	268.66	N
		SHOP	10/02/2018	19428513 PV-190159	55.80	N
		DO	10/02/2018	19428513 PV-190159	58.65	N
		LIFT PUMP	10/02/2018	19428513 PV-190159	85.62	N
		N. NETH	10/02/2018	19428513 PV-190159	40.51	N
		DO	10/02/2018	19428513 PV-190159	1,188.77	N
		RADIO RIO ELECT	10/11/2018	19430680 PV-190178	24.33	N
		DHW ELECT	10/11/2018	19430680 PV-190179	24.34	N
		GARAGE	10/30/2018	19434541 PV-190226	262.41	N
		SHOP	10/30/2018	19434541 PV-190226	70.24	N
		DO	10/30/2018	19434541 PV-190226	58.82	N
		LIFT PUMP	10/30/2018	19434541 PV-190226	93.21	N
		N. NETH	10/30/2018	19434541 PV-190226	40.65	N
		DO	10/30/2018	19434541 PV-190226	1,054.88	N
		CMS	10/30/2018	19434541 PV-190226	2,025.75	N
		RMS	10/30/2018	19434541 PV-190226	5,140.86	N
		DHW	10/30/2018	19434541 PV-190226	6,910.07	N
		DHW	10/30/2018	19434541 PV-190226	284.95	N
		GARAGE	10/30/2018	19434541 PV-190226	51.16	N
		ISLE	10/30/2018	19434541 PV-190226	4,149.08	N
		DHS	10/30/2018	19434541 PV-190226	5,914.98	N
		SC PUMP	10/30/2018	19434541 PV-190226	2,170.84	N
		DHS	10/30/2018	19434541 PV-190226	3,648.28	N

LT'S	10/30/2018	19434541	PV-190226	31.77	N
LT'S	10/30/2018	19434541	PV-190226	11.48	N
LT'S	10/30/2018	19434541	PV-190226	20.33	N
RVHS FIELD	10/30/2018	19434541	PV-190226	403.05	N
RVHS	10/30/2018	19434541	PV-190226	12,837.12	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014420 PIZZA FACTORY WALNUT GROVE 14127 RIVER ROAD WALNUT GROVE, CA 95690	374.73	ED SV SUPPLIES ED SV SUPPLIES	10/16/2018 10/30/2018	19431376 PO-190356 19434529 PO-190356	51.78 322.95	N N
(0) - 0						N
002737 PLATT 4021 SOUTH MARKET COURT SACRAMENTO, CA 95834	306.88	MAINT SUPPLIES	10/11/2018	19430660 PO-190152	306.88	N
(916) 928-0929						N
013554 POINT QUEST 6600 44TH STREET SACRAMENTO, CA 95823	14,386.73	209 SP ED INS ASSISTS 31174 NPS DUES 31162 NPS DUES 31205 NPS DUES 31213 NPS DUES 31196 NPS DUES	10/23/2018 10/23/2018 10/23/2018 10/23/2018 10/23/2018 10/23/2018	19432945 PO-190348 19432945 PO-190349 19432945 PO-190349 19432945 PO-190349 19432945 PO-190349 19432945 PO-190349	9,800.00 47.50 1,957.56 250.00 165.00 2,166.67	N N N N N N
(916) 422-0571						N
014716 POSNICK, LISA 9955 LIVE OAK AVE GALT, CA 95632	100.00	BATES SUPPLIES	10/02/2018	19428483 PO-190466	100.00	N
(0) - 0						N
013244 PRECIADO, VICKI 737 LAUREL WAY RIO VISTA, CA 94571	146.79	ED SV CONF REIMB	10/25/2018	19433564 TC-190082	146.79	N
(0) - 0						N
012857 PRISTINE REHAB CARE 706 N. DIAMOND BAR BLVD STE #B DIAMOND BAR, CA 91765	26,981.10	5674/5675/5676 SP ED SPCH THER	10/11/2018	19430659 PO-190058	26,981.10	7
(317) 371-3866						Y

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
011770 QUALITY SOUND SYSTEMS P.O. BOX 5501 2010 EAST FREMONT ST STOCKTON, CA 95205	6,171.03	50049 DHS BOYS LOCKER ROOM 51132 DHS BOYS LOCKER ROOM	10/23/2018 10/30/2018	19432963 PV-190209 19434542 PV-190227	2,625.98 3,545.05	N N
() -						N
01048 QUILL CORPORATION 100 SCHELTER ROAD LINCOLNSHIRE, IL 60094-0600	333.96	1134039 BATES SUPPLIES	10/09/2018	19429980 PO-190591	333.96	N
(800) 789-8965						N
011565 RALEY'S P.O. BOX 15618 SACRAMENTO, CA 95852	254.06	5000034 DHS AG SUPPLIES 5000034 DHS AG SUPPLIES	10/02/2018 10/02/2018	19428501 PO-190292 19428501 PO-190292	127.03 127.03	N N
(0) - 0						N
010580 REALLY GOOD STUFF INC PO BOX 1111 SHELTON, CT 06484-1110	20.94	6723293 DHW CALENDAR 6723293 DHW CALENDAR 6723293 DHW CALENDAR	10/11/2018 10/11/2018 10/11/2018	19430630 PO-190230 19430630 PO-190230 19430630 PO-190230	1.70 1.70 20.94	N N N
(203) 261-1920						N
012529 RGM AND ASSOCIATES 3230 MONUMENT WAY CONCORD, CA 94518	5,190.06	2416 PROJ MNGMNT DHW LOOP 2504 PROJ MNGMNT DHW LOOP RPR 2565 PROJ MNGMNT DHW LOOP	10/02/2018 10/09/2018 10/18/2018	19428507 PO-190436 19429984 PO-190436 19432034 PO-190436	4,477.56 130.00 582.50	N N N
(0) - 0						N
014268 RICO DE ROMERO, MARISOL 12645 SUTTER ISLAND ROAD COURTLAND, CA 95615	712.72	PARENT MILEAGE/BUS PASS PARENT MILEAGE/BUS PASS	10/18/2018 10/18/2018	19432057 TC-190078 19432057 TC-190078	50.00 662.72	N N
(0) - 0						N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
000313 RIO VISTA CARE 125 SACRAMENTO STREET P.O. BOX 576 RIO VISTA, CA 94571	5,000.00	COUNSELING SERVICES COUNSELING SERVICES	10/02/2018 10/02/2018	19428502 PO-190359 19428502 PO-190359	2,500.00 2,500.00	N N
(0) - 0						N
002751 RIO VISTA FORD 1010 STATE HWY 12 RIO VISTA, CA 94571	1,093.36	124035 TRANS SUPPLIES #4094 TRANS SUPPLIES	10/02/2018 10/18/2018	19428503 PO-190103 19432029 PO-190103	86.09 1,007.27	N N
(0) - 0						N
010239 RIO VISTA SANITATION P.O. BOX 607 RIO VISTA, CA 94571-0607	1,601.34	DO WASTE RVHS WASTE DHW WASTE	10/11/2018 10/11/2018 10/11/2018	19430679 PV-190180 19430679 PV-190180 19430679 PV-190180	118.88 474.32 1,008.14	N N N
(0) - 0						N
010048 RIVER DELTA REVOLVING FUND 445 MONTEZUMA ST RIO VISTA, CA 94571	122.52	#4086 PARENT MILEAGE	10/02/2018	19428514 PV-190166	122.52	N
(0) - 0						N
000729 RIVER NEWS HERALD 21 S FRONT STREET RIO VISTA, CA 94571	247.00	#6-7563 CLASSIFIED ADS	10/23/2018	19432964 PV-190210	247.00	N
(0) - 0						N GIBSON PUBLICA
013865 RIVER RATS SEPTIC & PLUMBING PO BOX 365 WALNUT GROVE, CA 95690	525.00	DHS AG PUMP SEPTIC DHS AG PUMP SEPTIC 7797 MAINT SERVICES	10/18/2018 10/18/2018 10/23/2018	19432040 PV-190194 19432040 PV-190194 19432946 PO-190154	187.50 187.50 150.00	7 7 7
(916) 776-1600		Y RICHARD DAVIS				
014206 RODRIGUEZ, JENNIFER	76.79	CMS SUPPLIES	10/18/2018	19432030 PO-190602	76.79	N

110 JANEWOOD CT
FOLSOM, CA 95630

(916) 833-7401

N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
012796 ROSSI, MARCY 128 N SECOND STREET RIO VISTA, CA 94571	97.63	RMS SUPPLIES RMS SUPPLIES	10/25/2018 10/25/2018	19433553 PO-190424 19433553 PO-190424	58.57 39.06	N N
(0) - 0						N
014568 RUSSELL, KEITH 2435 ST. MORITZ DRIVE LODI, CA 95242	86.52	RVHS SUPPLIES	10/23/2018	19432947 PO-190666	86.52	N
(0) - 0						N
000119 S & W TIRE SERVICE INC P.O. BOX 377 14400 THORNTON ROAD WALNUT GROVE, CA 95690	345.11	1-15831 TRANS SUPPLIES	10/18/2018	19432021 PO-190112	345.11	N
(916) 776-1717						N
000095 S M U D P.O. BOX 15555 SACRAMENTO, CA 95852	8,720.37	WG ELECT TRANS ELECT BATES ELECT BATES ELECT WG ELECT BATES ELECT TRANS ELECT WG ELECT WG ELECT	10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/18/2018	19432041 PV-190195 19432041 PV-190195 19432041 PV-190195 19432041 PV-190195 19432041 PV-190195 19432041 PV-190195 19432041 PV-190195 19432041 PV-190195 19432041 PV-190195	20.30 13.52 3,501.77 56.58 3,813.36 440.09 106.35 27.04 741.36	N N N N N N N N N
(0) - 0						N
013888 SACRAMENTO AUTO GLASS & MIRROR 4701 FLORIN ROAD SACRAMENTO, CA 95823	230.60	ISAC028298 TRANS SUPPLIES	10/23/2018	19432948 PO-190107	230.60	N
(916) 393-3700						N
014060 SACRAMENTO BEE 2100 Q STREET SACRAMENTO, CA 95852	1,367.28	339472-2 PUBLIC NOTICE	10/18/2018	19432050 PV-190201	1,367.28	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
000090 SACRAMENTO COUNTY UTILITIES 9700 GOETHE ROAD SUITE C SACRAMENTO, CA 95827	463.89	MOKE SEWER BATES SEWER WG SEWER	10/18/2018 10/30/2018 10/30/2018	19432042 PV-190196 19434543 PV-190228 19434543 PV-190228	113.70 166.00 184.19	N N N
(0) - 0						N
012885 SALOMON, TRISHA 50 YOSEMITE DRIVE RIO VISTA, CA 94571	37.10	SP ED CONF REIMB	10/25/2018	19433565 TC-190083	37.10	N
(0) - 0						N
013910 SCANTRON/HARLAND TECH SERVICE PO BOX 93038 CHICAGO, IL 60673-3038 (800) 228-3628	393.72	6386856 RMS SCANTRON FORMS 6386856 RMS SCANTRON FORMS	10/09/2018 10/09/2018	19429981 PO-190482 19429981 PO-190482	232.81 160.91	N N
(800) 228-3628						N
003501 SCHOLASTIC INC 2931 EAST MCCARTY STREET JEFFERSON CITY, MO 65101 (800) 724-6527	1,074.33	M64697949 DHW SUPPLIES M64697949 DHW SUPPLIES M64697949 DHW SUPPLIES M64697949 DHW SUPPLIES M64697949 DHW SUPPLIES M64697949 DHW SUPPLIES	10/02/2018 10/02/2018 10/02/2018 10/02/2018 10/02/2018 10/02/2018	19428485 PO-190234 19428485 PO-190234 19428485 PO-190234 19428485 PO-190234 19428485 PO-190234 19428485 PO-190234	8.12 79.16 79.16 8.12 100.00 974.33	N N N N N N
(800) 724-6527						N
014210 SCHOOL DATEBOOKS, INC. 2880 US HIGHWAY 231 S. SUITE 200 LAFAYETTE, IN 47909 (765) 471-8883	1,792.00	S18-0144534 DHS CMS PLANNERS S18-0144534 DHS CMS PLANNERS	10/23/2018 10/23/2018	19432932 PO-190678 19432932 PO-190678	896.00 896.00	N N
(765) 471-8883						N
003318 SCHOOL SPECIALTY INC W6316 DESIGN DRIVE GREENVILLE, WI 54942 (0) - 0	533.96	208121534496 RMS SUPPLIES 208121522831 BATES SUPPLIES 308103170475 BATES SUPPLIES 208121612697 BATES SUPPLIES	10/02/2018 10/11/2018 10/23/2018 10/23/2018	19428486 PO-190538 19430661 PO-190376 19432949 PO-190376 19432949 PO-190376	152.20 157.44 179.09 45.23	N N N N
(0) - 0						N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
013480 SHELDON GAS COMPANY 1 HARBOR CENTER # 310 SUISUN CITY, CA 94585 (707) 425-2951	527.54	96803 WG PROPANE 96803 WG PROPANE 96803 WG PROPANE	10/18/2018 10/18/2018 10/18/2018	19432043 PV-190197 19432043 PV-190197 19432043 PV-190197	527.54 1.84 1.84-	N N N
014845 SHERMAN, DRAKE 4454 A OLIVE AVE FAIRFIELD, CA 94533 (0) - 0	38.12	RVHS CONF REIMB	10/02/2018	19428523 TC-190056	38.12	N
014524 SHRED IT PO BOX 101007 PASADENA, CA 91189-1007 (0) - 0	246.39	8125648921 DO SHREDDING 8125854160 DO SHREDDING	10/18/2018 10/30/2018	19432044 PV-190198 19434544 PV-190229	123.15 123.24	N N
000055 SIA DELTA DENTAL P.O. BOX 276710 SACRAMENTO, CA 95827-6710 (0) - 0	3,477.90	OCTOBER 2018 PREMIUMS OCTOBER 2018 PREMIUMS	10/11/2018 10/11/2018	19430681 PV-190181 19430681 PV-190181	2,474.83 1,003.07	N N
000056 SIA VISION SERVICE P.O. BOX 276710 SACRAMENTO, CA 95827-6710 (0) - 0	547.96	OCTOBER 18 PREMIUMS OCTOBER 18 PREMIUMS	10/23/2018 10/23/2018	19432966 PV-190215 19432966 PV-190215	259.56 288.40	N N
012876 SIERRA BUILDING SYSTEMS INC PO BOX 541 MEADOW VISTA, CA 95722 () -	525.00	7781 MAINT REPAIRS	10/02/2018	19428504 PO-190157	525.00	N
014454 SINGH, PRITIKA	667.08	PARENT MILEAGE	10/11/2018	19430695 TC-190069	667.08	N

212 WEST HWY 220
RYDE, CA 95680

(916) 491-0657

N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014400 SLAGLE, ANTONIA 5811 14TH ST SACRAMENTO, CA 95822	138.47	ISLE SUPPLIES	10/02/2018	19428505 PO-190536	73.07	N
		ISLE SUPPLIES	10/11/2018	19430662 PO-190536	36.47	N
		ISLE SUPPLIES	10/23/2018	19432950 PO-190561	28.93	N
(0) - 0						N
012084 SODEXO INC & AFFILIATES DEPT. 43283 LOS ANGELES, CA 90088-3283	48,803.77	AUGUST 18 MEALS	10/25/2018	19433563 PV-190223	39,040.86	N
		AUGUST 18 MEALS	10/25/2018	19433563 PV-190223	9,762.91	N
(0) - 0						N
012628 SOLANO COUNTY OFFICE OF EDUCATION 5100 BUSINESS CENTER DRIVE FAIRFIELD, CA 94534	3,289.38	19-00539 TUPE GRANT	10/11/2018	19430682 PV-190182	3,139.38	N
		NURSE A. PATIN REGIST	10/23/2018	19432934 PO-190683	150.00	N
(707) 399-4415						N
012288 SOUZA, JENNIFER 717 TAMARACK DRIVE LODI, CA 95240	108.13	ISLE MILEAGE	10/18/2018	19432058 TC-190079	108.13	N
(0) - 0						N
011563 SPEARS, SHANAN 2436 MORaine CIRCLE RANCHO CORDOVA, CA 95670	50.00	DHS AG SUPPLIES	10/23/2018	19432951 PO-190458	25.00	N
		DHS AG SUPPLIES	10/23/2018	19432951 PO-190458	25.00	N
(916) 744-1011						N
013310 SPLASH/ FOR EZ PROMOTIONS PO 5536 6301 SKYCREEK DRIVE ST 1 SACRAMENTO, CA 95828	791.30	180945 DHS AVID TSHIRTS	10/30/2018	19434515 PO-190696	791.30	N
(916) 776-1627						N

Vendor Name/Address	Total	Description	Date	Warrant	Reference	Amount	1099
014069 STAPLES ADVANTAGE	1,993.12	3392057658 CBO SUPPLIES	10/11/2018	19430663	PO-190117	44.62	N
500 STAPLES DRIVE		3388277912 DHW SUPPLIES	10/11/2018	19430663	PO-190231	41.48	N
FRAMINGHAM, MA 01702		3388694136 DHW SUPPLIES	10/11/2018	19430663	PO-190231	6.56	N
		3388277914 DHS SUPPLIES	10/11/2018	19430663	PO-190280	17.15	N
(0) - 0		3388694135 DHS SUPPLIES	10/11/2018	19430663	PO-190280	58.98	N
N STAPLES CONTRA		3387712081 DHS SUPPLIES	10/11/2018	19430663	PO-190280	.37-	N
		3388694135 DHS SUPPLIES	10/11/2018	19430663	PO-190280	.21-	N
		3388277914 DHS SUPPLIES	10/11/2018	19430663	PO-190280	.06	N
		3388694135 DHS SUPPLIES	10/11/2018	19430663	PO-190280	.21	N
		3387712081 DHS SUPPLIES	10/11/2018	19430663	PO-190280	.37	N
		3387712081 DHS SUPPLIES	10/11/2018	19430663	PO-190280	107.49	N
		3388277914 DHS SUPPLIES	10/11/2018	19430663	PO-190280	.06-	N
		3392057659 DHS AG SUPPLIES	10/11/2018	19430663	PO-190583	.44	N
		3392057659 DHS AG SUPPLIES	10/11/2018	19430663	PO-190583	.44-	N
		3392057659 DHS AG SUPPLIES	10/11/2018	19430663	PO-190583	.44-	N
		3392057659 DHS AG SUPPLIES	10/11/2018	19430663	PO-190583	125.89	N
		3392057659 DHS AG SUPPLIES	10/11/2018	19430663	PO-190583	125.89	N
		3392057659 DHS AG SUPPLIES	10/11/2018	19430663	PO-190583	.44	N
		3387712078 DHW SUPPLIES	10/18/2018	19432045	PV-190199	3.20	N
		3387712079 DHW SUPPLIES	10/18/2018	19432045	PV-190199	4.21	N
		3392918743 ED SV SUPPLIES	10/23/2018	19432952	PO-190042	118.41	N
		3390376456 ED SV SUPPLIES	10/23/2018	19432952	PO-190042	33.51	N
		3390376455 ED SV SUPPLIES	10/23/2018	19432952	PO-190042	43.24	N
		3392847516 BUS OFF SUPPLIES	10/23/2018	19432952	PO-190118	48.65	N
		3392918744 BUS OFF SUPPLIES	10/23/2018	19432952	PO-190118	87.70	N
		3392782892 MAINT SUPPLIES	10/23/2018	19432952	PO-190161	27.78	N
		3389992114 DHW KINDER SUPPLIES	10/23/2018	19432935	PO-190544	5.40	N
		3390530274 DHW KINDER SUPPLIES	10/23/2018	19432935	PO-190544	11.34	N
		3389760236 DHW KINDER SUPPLIES	10/23/2018	19432935	PO-190544	74.93	N
		3389992114 DHW KINDER SUPPLIES	10/23/2018	19432935	PO-190544	5.29	N
		3392221885 DHW KINDER SUPPLIES	10/23/2018	19432935	PO-190634	49.00	N
		3392221886 DHW KINDER SUPPLIES	10/23/2018	19432935	PO-190634	40.95	N
		3392782893 F5 SUPPLIES	10/30/2018	19434530	PO-190270	366.34	N
		3392782893 F5 SUPPLIES	10/30/2018	19434530	PO-190270	1.27	N
		3392782895 F5 SUPPLIES	10/30/2018	19434530	PO-190270	48.42	N
		3392782893 F5 SUPPLIES	10/30/2018	19434530	PO-190270	1.27-	N
		3392918747 F5 SUPPLIES	10/30/2018	19434530	PO-190270	366.34	N
		3392782895 F5 SUPPLIES	10/30/2018	19434530	PO-190270	.17	N
		3392782895 F5 SUPPLIES	10/30/2018	19434530	PO-190270	.17-	N
		3392782894 F5 SUPPLIES	10/30/2018	19434530	PO-190270	130.35	N
		3392918747 F5 SUPPLIES	10/30/2018	19434530	PO-190270	1.27-	N
		3392782894 F5 SUPPLIES	10/30/2018	19434530	PO-190270	.45	N
		3392782894 F5 SUPPLIES	10/30/2018	19434530	PO-190270	.45-	N
		3392918747 F5 SUPPLIES	10/30/2018	19434530	PO-190270	1.27	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
013400 STATE BOARD OF EQUALIZATION PO BOX 942879 SACRAMENTO, CA 94279-8044 (0) - 0 N	797.00	JULY-SEPT 2018 SALES USE TAX	10/25/2018	19433556 PV-190221	797.00	N
013401 STATE BOARD OF EQUALIZATION FUEL TAXES DIVISION PO BOX 942879 SACRAMENTO, CA 94279-6155 (916) 322-9669 N	63.53	JULY-SEPT 18 FUEL TAX	10/23/2018	19432960 PV-190212	63.53	N
003646 STATE OF CALIFORNIA 1300 I STREET SUITE 810 SACRAMENTO, CA 95814 (0) - 0 N	439.00	329670 HR FINGERPRINTING	10/18/2018	19432046 PV-190200	439.00	N
000923 STEVE SMITH ELECTRIC STEPHEN A SMITH P.O. BOX 386 RIO VISTA, CA 94571 (707) 249-1848 Y	2,628.00	6178 MAINT REPAIRS	10/23/2018	19432953 PO-190162	2,628.00	7
000096 STEWART INDUSTRIAL SUPPLY INC 608 HWY 12 RIO VISTA, CA 94571 (707) 374-5567 N	290.05	23100 TRANS SUPPLIES	10/11/2018	19430664 PO-190110	290.05	N
014111 STINE, DENISE 448 HARTWICK LANE FAIRFIELD, CA 94533 (0) - 0 N	372.49	SP ED MILEAGE SP ED CONF REIMB	10/02/2018 10/11/2018	19428524 TC-190057 19430696 TC-190070	307.09 65.40	N N

Vendor Name/Address	Total	Description	Date	Warrant	Reference	Amount	1099
013947 SUPPLY WORKS PO BOX 742056 LOS ANGELES, CA 90074-2056 (877) 577-1114	4,040.17	452043375 WG SUPPLIES 454819699 RMS SUPPLIES 451702385 BATES SUPPLIES 447939687 DHS SUPPLIES 448688721 RVHS SUPPLIES 448501106 DHS SUPPLIES 458363894 RVHS SUPPLIES 458177854 DHS SUPPLIES 458363702 RMS SUPPLIES 458167848 ISLE SUPPLIES 458362746 DHW SUPPLIES 452241383 TRANS SUPPLIES 454954595 DO SUPPLIES 458142262 DHW SUPPLIES 4522484560 BATES SUPPLIES	10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/18/2018 10/23/2018 10/23/2018 10/23/2018 10/23/2018 10/23/2018 10/23/2018 10/30/2018 10/30/2018 10/30/2018	19432031 19432031 19432031 19432031 19432031 19432031 19432954 19432954 19432954 19432954 19432954 19432954 19434531 19434531 19434531	PO-190034 PO-190034 PO-190034 PO-190034 PO-190034 PO-190034 PO-190034 PO-190034 PO-190034 PO-190034 PO-190034 PO-190111 PO-190034 PO-190034 PO-190034	77.94 33.52 49.65 46.33 63.88 14.69 608.48 983.45 266.38 733.58 904.14 69.68 103.64 35.16 49.65	N N N N N N N N N N N N N N N N
014773 THARP, DANIELLE PO BOX 861 ELK GROVE, CA 95759 (0) - 0	173.81	SP ED SUPPLIES SP ED CONF REIMB SP ED SUPPLIES/CONF REIMB SP ED SUPPLIES/CONF REIMB	10/18/2018 10/18/2018 10/25/2018 10/25/2018	19432032 19432059 19433566 19433566	PO-190354 TC-190080 TC-190084 TC-190084	58.48 18.00 26.93 70.40	N N N N
003277 THE SACRAMENTO BEE ACCOUNTING DEPT. P.O. BOX 15110 SACRAMENTO, CA 95852 () -	1,367.28	339472 LEGAL AD	10/02/2018	19428520	PV-190160	1,367.28	N
010359 THERAPRO INC 225 ARLINGTON ST. FARMINGHAM, MA 01702-8723 (800) 257-5376	337.70	IN474235 SP ED SUPPLIES	10/11/2018	19430633	PO-190569	337.70	N
014843 TOP YOUTH SPEAKERS PO BOX 852 MORGAN HILL, CA 95038 (800) 799-1460	7,200.00	156499 ED SV PRESENTATIONS	10/11/2018	19430634	PO-190617	7,200.00	N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
011930 TRANE PARTS CENTERS 4145 DEL MAR AVENUE ROCKLIN, CA 95677 (0) - 0 N	586.83	5104362 MAINT SUPPLIES	10/23/2018	19432955 PO-190168	586.83	N
014814 TULARE COUNTY OFFICE OF ED 6200 S MOONEY BLVD VISALIA, CA 93277 (559) 733-6300 N	150.00	190488 ED SV WRIGHT CONF	10/11/2018	19430635 PO-190249	150.00	N
012694 U.S. BANK 221 SOUTH FIGUEROA ST, STE 210 LM-CA-F2TC LOS ANGELES, CA 90012 (0) - 0 N	10,716.16	SEPTEMBER 2018 GASB 45	10/02/2018	19428515 PV-190161	10,716.16	N
012479 ULINE 2200 S LAKESIDE DRIVE WAUKEGAN, IL 60085 (800) 295-5510 N	754.62	100402889 RVHS SUPPLIES	10/23/2018	19432936 PO-190327	754.62	N
001896 UNITED PARCEL SERVICE INC 55 GLENLAKE PARKWAY NE ATLANTA, GA 30328 (0) - 0 N	291.87	DO SHIPPING DO SHIPPING DO SHIPPING	10/11/2018 10/18/2018 10/23/2018	19430683 PV-190183 19432047 PV-190202 19432967 PV-190213	69.37 148.71 73.79	N N N
013419 US BANK NATIONAL ASSOCIATION 1310 MADRID ST SUITE 101 MARSHALL, MN 56258 (800) 328-5371 N	863.87	367514767 RVHS XEROX LEASE 368691598 WIND RIVER LEASE	10/11/2018 10/25/2018	19430665 PO-190062 19433554 PO-190211	324.38 539.49	N N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
013997 VERIZON WIRELESS	4,228.17	DHW ADMIN CELL	10/02/2018	19428516 PV-190162	72.60	7
ONE VERIZON PLACE		RVHS SAFETY	10/16/2018	19431379 PV-190186	64.15	7
ALPHARETTA, GA 30004		COUNSELORS	10/16/2018	19431379 PV-190186	123.28	7
		TRANS	10/16/2018	19431379 PV-190186	395.69	7
() -		TRANS	10/16/2018	19431379 PV-190186	5.18	7
Y VERIZON WIRELE		ASES	10/16/2018	19431379 PV-190186	40.04	7
		ASES	10/16/2018	19431379 PV-190186	50.50	7
		ASES	10/16/2018	19431379 PV-190186	42.63	7
		SP ED	10/16/2018	19431379 PV-190186	179.83	7
		SP ED	10/16/2018	19431379 PV-190186	81.06	7
		SP ED	10/16/2018	19431379 PV-190186	38.58	7
		MAINT	10/16/2018	19431379 PV-190186	343.59	7
		DHS SAFETY	10/16/2018	19431379 PV-190186	.18	7
		DO SAFETY	10/16/2018	19431379 PV-190186	.36	7
		WG SAFETY	10/16/2018	19431379 PV-190186	.18	7
		GARDENERS	10/16/2018	19431379 PV-190186	12.12	7
		CMS CUST	10/16/2018	19431379 PV-190186	16.22	7
		BATES CUST	10/16/2018	19431379 PV-190186	32.21	7
		DHW SAFETY	10/16/2018	19431379 PV-190186	.18	7
		NURSE	10/16/2018	19431379 PV-190186	42.17	7
		ISLE ADMIN	10/16/2018	19431379 PV-190186	25.17	7
		RVHS CUST	10/16/2018	19431379 PV-190186	16.44	7
		DHS CUST	10/16/2018	19431379 PV-190186	.56	7
		WG CUST	10/16/2018	19431379 PV-190186	.18	7
		RMS CUST	10/16/2018	19431379 PV-190186	.18	7
		ISLE CUST	10/16/2018	19431379 PV-190186	.18	7
		RMS SAFETY	10/16/2018	19431379 PV-190186	.18	7
		BATES ADMIN	10/16/2018	19431379 PV-190186	72.44	7
		ED SV	10/16/2018	19431379 PV-190186	31.00	7
		OPERATIONS	10/16/2018	19431379 PV-190186	110.46	7
		NURSE	10/16/2018	19431379 PV-190186	45.39	7
		ISLE SAFETY	10/16/2018	19431379 PV-190186	.18	7
		DHW CUST	10/16/2018	19431379 PV-190186	.18	7
		RVHS ADMIN	10/16/2018	19431379 PV-190186	90.87	7
		BEHAVORIST	10/16/2018	19431379 PV-190186	37.17	7
		DHW ADMIN CELL	10/25/2018	19433562 PV-190222	72.73	7
		BATES ADMIN	10/30/2018	19434545 PV-190230	72.26	7
		ISLE ADMIN	10/30/2018	19434545 PV-190230	25.17	7
		RVHS ADMIN	10/30/2018	19434545 PV-190230	125.61	7
		DHW SFTY	10/30/2018	19434545 PV-190230	.18	7
		MAINT	10/30/2018	19434545 PV-190230	456.86	7
		SP ED 1	10/30/2018	19434545 PV-190230	171.42	7
		SP ED 2	10/30/2018	19434545 PV-190230	81.38	7
		SP ED 3	10/30/2018	19434545 PV-190230	72.59	7

TRANS 1	10/30/2018	19434545	PV-190230	487.00	7
TRANS 2	10/30/2018	19434545	PV-190230	2.22	7
ASES 1	10/30/2018	19434545	PV-190230	40.13	7
ASES 2	10/30/2018	19434545	PV-190230	45.97	7
DHS SFTY	10/30/2018	19434545	PV-190230	.18	7
COUNSELORS	10/30/2018	19434545	PV-190230	123.59	7
ASES 3	10/30/2018	19434545	PV-190230	42.94	7

Vendor Name/Address	Total	Description	Date	Warrant	Reference	Amount	1099

013997 VERIZON WIRELES (Continued...)		NURSE	10/30/2018	19434545	PV-190230	32.16	7
		NURSE	10/30/2018	19434545	PV-190230	41.19	7
		ED SV	10/30/2018	19434545	PV-190230	41.37	7
		OPERATIONS	10/30/2018	19434545	PV-190230	34.55	7
		GARDENERS	10/30/2018	19434545	PV-190230	155.00	7
		RVHS SFTY	10/30/2018	19434545	PV-190230	23.58	7
		CMS CUST	10/30/2018	19434545	PV-190230	23.20	7
		BATES CUST	10/30/2018	19434545	PV-190230	29.14	7
		WG CUST	10/30/2018	19434545	PV-190230	.18	7
		DHW CUST	10/30/2018	19434545	PV-190230	.36	7
		ISLE SFTY	10/30/2018	19434545	PV-190230	.18	7
		DHS CUST	10/30/2018	19434545	PV-190230	1.59	7
		RVHS CUST	10/30/2018	19434545	PV-190230	16.22	7
		DO SFTY	10/30/2018	19434545	PV-190230	.36	7
		WG SFTY	10/30/2018	19434545	PV-190230	.18	7
		RMS SFTY	10/30/2018	19434545	PV-190230	.18	7
		BEHAVIORIST	10/30/2018	19434545	PV-190230	37.17	7

000679 WARREN E GOMES EXCAVATING INC P.O. BOX 369 RIO VISTA, CA 94571 (707) 374-2881	120,918.66	PROJ DHW LOOP	10/02/2018	19428508	PO-190427	120,918.66	N

000104 WARREN'S MACHINE & WELDING 52270 CLARKSBURG ROAD P.O. BOX 398 CLARKSBURG, CA 95612 (916) 744-1667	907.31	16461/16472 DHS AG SUPPLIES	10/02/2018	19428506	PO-190582	171.46	7
		16461/16472 DHS AG SUPPLIES	10/02/2018	19428506	PO-190582	1.40	N
		16461/16472 DHS AG SUPPLIES	10/02/2018	19428506	PO-190582	1.40	N
		16461/16472 DHS AG SUPPLIES	10/02/2018	19428506	PO-190582	171.47	7
		16461/16472 DHS AG SUPPLIES	10/02/2018	19428506	PO-190582	1.40	N
		16461/16472 DHS AG SUPPLIES	10/02/2018	19428506	PO-190582	1.40	N
		16376 MAINT SUPPLIES	10/02/2018	19428517	PV-190163	317.13	7
		16376 MAINT SUPPLIES	10/02/2018	19428517	PV-190163	2.59	N
		16376 MAINT SUPPLIES	10/02/2018	19428517	PV-190163	2.59	N
		16508 DHS AG SUPPLIES	10/11/2018	19430666	PO-190582	123.62	7
		16508 DHS AG SUPPLIES	10/11/2018	19430666	PO-190582	1.01	N
		16508 DHS AG SUPPLIES	10/11/2018	19430666	PO-190582	1.01	N
		16508 DHS AG SUPPLIES	10/11/2018	19430666	PO-190582	123.63	7
		16508 DHS AG SUPPLIES	10/11/2018	19430666	PO-190582	1.01	N
		16508 DHS AG SUPPLIES	10/11/2018	19430666	PO-190582	1.01	N

010906 WASTE MANAGEMENT OF WOODLAND	1,427.38	DHW WASTE	10/18/2018	19432048	PV-190203	630.46	N

P.O. BOX 78251
PHOENIX, AZ 85062-8251

DHW WASTE

10/18/2018 19432048 PV-190203

796.92 N

(0) - 0 N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
014844 WESTAIRE ENGINEERING 5820 SOUTH ALAMEDA ST LOS ANGELES, CA 90058 (323) 587-3347	1,573.50	W-18-113 MAINT SUPPLIES	10/11/2018	19430636 PO-190600	1,573.50	N
014848 WHEELS OF FREESTYLE INC PO BOX 927286 SAN DIEGO, CA 92192 (888) 818-8388	2,394.00	10630/10631/10632 BLLY ASSMBLY 10630/10631/10632 BLLY ASSMBLY 10630/10631/10632 BLLY ASSMBLY	10/18/2018 10/18/2018 10/18/2018	19432022 PO-190663 19432022 PO-190663 19432022 PO-190663	2,100.00 147.00 147.00	N N N
000490 WILCO SUPPLY P.O. BOX 3047 5960 TELEGRAPH AVENUE OAKLAND, CA 94609-3047 (800) 745-5450	244.38	9095443 MAINT SUPPLIES	10/30/2018	19434532 PO-190171	244.38	N
014818 WILLDAN FINANCIAL SERVICES 27368 VIA INDUSTRIA, SUITE 200 TEMECULA, CA 92590 (951) 587-3500	2,550.00	010-39688 CFD#1 REIMB COSTS	10/30/2018	19434538 PO-190392	2,550.00	N
012528 WILLIAMS SCOTSMAN INC 4911 ALLISON PARKWAY VACAVILLE, CA 95688 (707) 451-3000	3,747.84	RMS PORTABLE LEASE DHW PORTABLE LEASE RMS PORTABLE LEASE RVHS PORTABLE LEASE	10/02/2018 10/02/2018 10/02/2018 10/02/2018	19428519 PV-190165 19428519 PV-190165 19428519 PV-190165 19428519 PV-190165	936.96 936.96 936.96 936.96	N N N N
003308 WRIGHT, KATHERINE 400 SOUTH FRONT STREET RIO VISTA, CA 94571 (0) - 0	1,112.13	ED SV MILEAGE/SUPPLIES ED SV MILEAGE/SUPPLIES ED SV MILEAGE	10/02/2018 10/02/2018 10/11/2018	19428525 TC-190058 19428525 TC-190058 19430697 TC-190071	63.42 171.80 876.91	N N N
000585 WRIGHT, STEVE	495.85	ED SV CONF REIMB	10/18/2018	19432060 TC-190081	46.87	N

400 S FRONT STREET
RIO VISTA, CA 94571

ED SV CONF REIMB
ED SV SUPPLIES

10/25/2018 19433567 TC-190085
10/30/2018 19434534 PO-190701

187.46 N
261.52 N

(0) - 0 N

Vendor Name/Address	Total	Description	Date	Warrant Reference	Amount	1099
000386 YOLO COUNTY ENVIRONMENTAL HEAL 292 W. BEAMER STREET WOODLAND, CA 95695	3,077.00	97090/97139 WATER SYST PERMITS AR0001309 CAFE WATER PERMIT	10/16/2018 10/18/2018	19431381 PV-190188 19432049 PV-190204	1,534.00 1,543.00	N N
(530) 666-8646						N
014706 ZOOM IMAGING SOLUTION 200 S. HARDING BLVD ROSEVILLE, CA 95678	739.07	2002528 DHW MAINT CONTR	10/11/2018	19430668 PO-190210	739.07	N
(916) 369-6526						N
District total:	1,246,674.29					
Report total:	1,246,674.29					

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Kathy Wright, Director of Educational Services

Item #: 10.4

SUBJECT

Request to approve the Memorandum of Understanding with the Sacramento County Office of Education (SCOE) to provide science training and coaching at a cost not to exceed \$600 for the 2018-2019 school year.

Action:
Consent Action: X
Information Only:

Background & Status:

Name of Vendor: Sacramento County Office of Education

Description of Service(s): To provide a two hour session on science course models for middle and high school staff. SCOE will provide training materials.

Date(s) of Service(s): 2017-2018 school year

Presenter:

Kathy Wright, Director of Educational Services

Cost &/or Funding Sources (be specific)

Not to exceed \$600 paid by Educational Services.

Recommendation:

That the Board approve the Memorandum of Understanding with the Sacramento County Office of Education (SCOE) to provide science training and coaching at a cost not to exceed \$600 for the 2018-2019 school year.

Time: 2 mins.

MEMORANDUM OF UNDERSTANDING

Agreement #19022

2018-2019

This Memorandum of Understanding (MOU) is between the **Sacramento County Office of Education**, hereinafter referred to as "**SCOE**," and **River Delta Unified School District**, hereinafter referred to as "**District**."

The purpose of this MOU is to detail the roles and responsibilities of **SCOE** and the **District** in regard to delivering instructional support services to staff. Once signed by both parties, this MOU is in effect, and may be terminated by either entity in writing, but not less than seven business days prior to the first day of service.

No audio or visual recording of the services provided under this agreement may be made by any means without the advance written authorization of SCOE.

A. SCOE agrees to:

1. Provide a primary contact person and service provider(s) for all work under this MOU.

MOU Contact:

Dave Chun

(916) 228-2244

dchun@scoe.net

Services provided by:

Jonathan Rhodea

(916) 228-2223

jrhodea@scoe.net

2. Provide the following service:

One 2-hour session on science course models for middle and high school staff on November 13, 2018.

Location of the service

Walnut Grove School

14181 Grove Street

Walnut Grove, CA 95690

3. SCOE will make every effort to accommodate changes in dates as needed, however rescheduling is not guaranteed as dates are dependent on availability.
4. Provide an evaluation of services.
5. Provide training materials. Any and all training material are the exclusive property of SCOE. **District** and its agents must obtain written permission from SCOE before it disseminates, markets, or otherwise uses the training materials.
6. Invoice **District** within 30 days of execution of this MOU:
River Delta Unified School District
445 Montezuma Street
Rio Vista, CA 94571

B. District agrees to:

1. Provide a primary contact person for all work under this MOU.

MEMORANDUM OF UNDERSTANDING, Agreement #19022

Kathy Wright
(707) 374-1725
kwright@rdusd.org

2. Ensure the site principal/district representative is present during services.
3. Participate in an evaluation of services.
4. Provide facility for training.
5. Provide SCOE with a copy of attendance sign-in sheet upon request.
6. Provide the audio-visual equipment and table supplies.
7. Provide requested materials for participants (e.g., Teacher's Edition).

C. Fiscal: District agrees to pay SCOE \$600 within 60 days of invoicing.

D. General Provisions

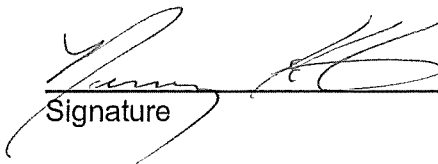
1. **Indemnity.** Each party agrees to defend, indemnify, and hold harmless each of the other parties (including a party's directors, agents, officers and employees), from any claim, action, or proceeding arising from any actual or alleged act or omissions of the indemnifying party, its director, agents, officers, or employees arising from the indemnifying party's duties and obligations described in this agreement or imposed by law.
 - a. It is the intention of the parties that this section imposes on each party responsibility to the others for the acts and omissions of their respective elected and appointed officials, employees, representatives, agents, subcontractors and volunteers, and that the provisions of comparative fault shall apply. This provision shall survive the termination of this agreement for any claim related to this agreement.
2. **Independent Agents.** This MOU is by and between independent agents and does not create the relationship of agent, servant, employee, partnership, joint venture and/or association between the independent agents.
3. **Nondiscrimination.** Any service provided by the parties pursuant to this Agreement shall be without discrimination based on the actual or perceived race, religious creed, color, national origin, nationality, immigration status, ethnicity, ethnic group identification, ancestry, age, marital status, pregnancy, physical or mental disability, medical condition, genetic information, gender, gender identity, gender expression, sex, or sexual orientation, in accordance with all applicable Federal and State laws and regulations.
4. **Insurance.** All parties shall maintain in full force Commercial Liability Insurance with limits of no less than \$1,000,000 per occurrence. Such requirement may be satisfied by coverage through a joint powers authority. Evidence of insurance coverage shall be furnished upon request by a party to this agreement.
5. **Entire Agreement.** This MOU constitutes the entire agreement and understanding of the parties. All prior understandings, terms or conditions are deemed merged into this MOU. Any changes to this MOU must be agreed to in writing by all parties.

MEMORANDUM OF UNDERSTANDING, Agreement #19022

The undersigned represent that they are authorized representatives of the parties and hereby execute this MOU. This MOU may be executed in counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same document. Photographic copies of the signed counterparts may be used in lieu of the originals for any purpose.

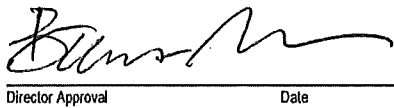
Sacramento County Office of Education
Nancy Herota, Ed.D.
Assistant Superintendent, Educational Services

River Delta Unified School District
Don Beno, Superintendent

 10/12/18

Signature Date

Signature Date

 10.4.18

Director Approval Date

BOARD OF TRUSTEES

RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, CA 94571-1651

Meeting Date: November 13, 2018

Attachments: X

From: Bonnie Kauzlarich, Director of Personnel

Item no. 10.5

SUBJECT Request to approve Independent Contract for Services Agreement with Lee Williams to provide CPR and First Aid training for district employees and coaches.

Action:
Consent: X
Information Only:

Background Contract Lee Williams, November 1, 2018 – October 31, 2019, to provide CPR & First Aid training to RDUSD employees and coaches.

Status

Presenter: Don Beno, Superintendent

Other People Who Might Be Present:

Cost &/or Funding Sources \$5,400.00 01-000-0-5800-101-0000-7400 (Personnel)

Recommendation: That the Board approve the Independent Contract for Services Agreement with Lee Williams.

Time: 2 minutes

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: 11/14/18 Attachments: ___X___

From: Nick Casey, Principal Item Number: _10.6_

SUBJECT : request to approve “Community ProSuite” data sharing and services agreement for Wind River High School (adult school). Action: _____
Consent Action: _____
Information Only: _____

Background:

This is an information/referral system that is cloud based, to allow the consortium (DSRA), that we belong to, to track our adult students. Please see attached “Community Pro Suite Highlights” for more information.

Status: If approved, the program implementation would begin in Winter/Spring 18/19.

Presenter: Nick Casey, principal

Other People Who Might Be Present: n/a

Cost &/or Funding Sources

This program will be paid for through AEBG funds and there will be no cost to the district.

Recommendation:

That the board approves the “Community ProSuite” data sharing and services agreement for Wind River High School (Adult school)

Time: ___2 mins. ___

Community Pro Suite Highlights

Community Pro Suite is a cross-agency referral management and case management application. It provides access to a broad set of community resources that can be brought together to support the adult student in their quest to develop a meaningful career that equips them to earn a living wage.

Overview

- What: A cross-agency referral management and case management application for use by AEBG members and partners: Adult Schools, Community College, Workforce Boards, CalWorks, CalFresh, Probation, Rehabilitation
- How: CP Suite matches data across existing information systems. There is no duplicate data entry.
- Data Privacy: Fully compliant with FERPA and California Education Code via student opt-in and agency Data Sharing Agreement to protect all student data

Benefits

- Increased Persistence and Transition: Accelerates adult student persistence and completion by accessing support services
- Increased College Enrollments: Increases the college enrollments of motivated, prepared students
- Increased Program Effectiveness: Supports assessment of effectiveness of transition programs
- Real-Time Web-based Referrals: Facilitates “warm hand-off” and “no wrong door” through web-based referral to a “live” catalog of services. Includes confirmation of student participation.
- Ability to Maintain Funding by Tracking Outcomes: Facilitates partners to get credit for participants’ outcomes after referral (e.g., CalWorks and WorkNet get credit for adult education outcomes)

Adoption

- 8 AEP consortia have implemented CP Suite (including State Center, Chabot-Las Positas)
- Developed by an company with expertise in Adult Education data systems

Adult School Interest

- Adult School principals are supportive of the ability to track student transitions and gain access to community-based support service

Community College Role / Implementation

- 1-2 days of initial programming then automated upload of spreadsheet for data matching to cloud based application
- Being implemented by 29 community colleges to date.

Cost (Paid for by dedicated AEP/AEBG funds)

- Initial implementation: \$135,000 (paid for by AEP data funding)
- Ongoing referral system management: \$25,000

Relation to College Next / California Colleges Guidance Initiative

- Community Pro would be complementary to Delta’s use of CCGI
- Community Pro is a “horizontal” integration to link to various community resources, while CCGI is a “vertical” integration between K-12 and postsecondary specifically for academic transcripts

Timeline

- September 13: Meeting with Community Pro, Carol, Kathy, Salvador, Gerardo, Chelsea PDC
- September 20: Steering Committee to discuss and decide purchase decision
- Fall: Legal reviews and set-up
- Winter/Spring: Implement

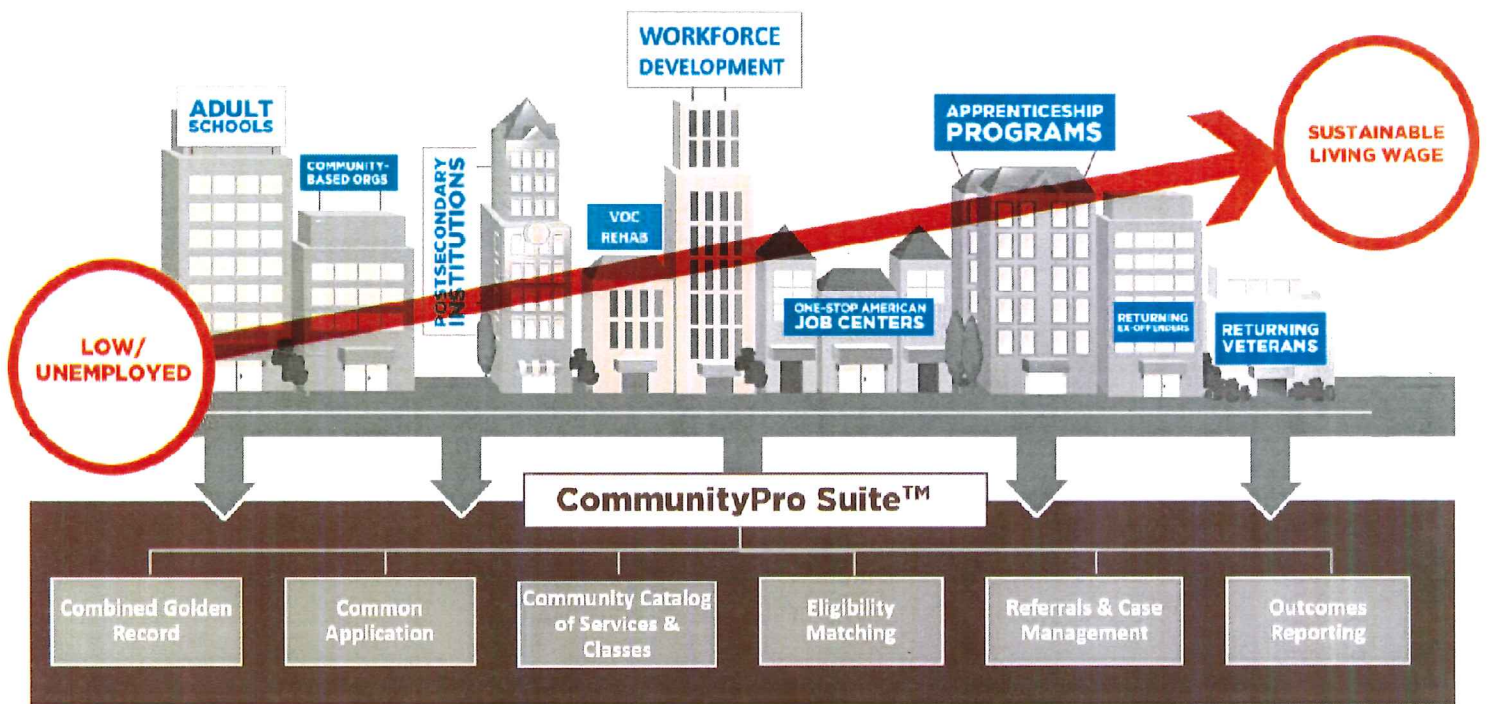


CommunityPro Suite™

INTER-AGENCY CASE MANAGEMENT:

IMPROVES HOW YOU COLLABORATE WITH OTHER AGENCIES

Combine Golden Record * Common Applications * Referrals & Case Management
Community Catalog of Services & Classes * Eligibility Matching * Outcomes Reporting



powered by



LP SYSTEMS

www.literacypro.com
415.497.9409



CommunityPro Suite™

Powerful Tools for Creating Healthy, Vibrant, Educated Communities



client-centric system integration

Combine
Collaborate
Empower
Goals
Outcomes

Optimize services using a comprehensive 360-degree client record

The comprehensive client record sits at the center of CommunityPro. Collect initial information from client, then CommunityPro gathers and combines all of the client's records from participating databases including their history of services, successes, and outcomes. Work with peers, advocates and case managers in all agencies to provide optimal services. Empowers staff to do the right thing for the client by providing a 360-degree picture of a client's goals and challenges.



find & enroll in services & classes

Title
Description
Where
When
Eligibility
Capacity
Funding

Find and enroll in appropriate and available services and classes

All services and courses offered by participating agencies are cataloged, including all information needed to make an intelligent recommendation and referral or application. Class capacity and services availability update the reservation system automatically every night or immediately as booked.



track services client success

Referrals
Applications
Reservations

Track services and client successes across agencies

Make confirmed appointments within and between agencies. Know that the client showed up, was served and/or attended. Staff receives automatic alerts for missed appointments and/or stalled administrative actions. Troubleshoot in real time while the client is motivated. Track client from start to finish through the full arc of success to self sufficiency.



real time reports on demand

Outcomes
Reports

Manage your business using real time reports on demand

Follow the client's daily progress. Aggregate at all levels of the organization, with drilldown capabilities. Dashboards keep staff apprised of progress towards goals and budgets. Generate State and Federal reports on demand with consistent de-duplicated data. Explore, analyze, and present data combined from any and all participating agencies



maximizes regional capacity

Education
Workforce
Voc Rehab
Human Svcs

Maximizes regional capacity by syncing with Agency IT systems

CommunityPro uses the existing agency information systems that are fine-tuned to run their business. It glues them together to create one unified system for maximum effectiveness on behalf of the client, while serving cross-agency investors. Data fields are mapped to Federal standards, while maintaining local flexibility for adding non-statutory fields and reports. Powerful enterprise class tools minimize the impact on IT.



conforms to privacy & security standards

Privacy
Security
Encryption
Redundancy

Created to be the Swiss bank vault of personal information

CommunityPro conforms to the most demanding Federal and State privacy and security standards, including FERPA, HIPAA, G-Cloud and FedRAMP. All data is encrypted in flight and at rest, housed at a world-class secure hosting provider. Full out-of-region redundancy provides sophisticated disaster recovery. All data is kept with in the USA.

www.literacypro.com
415.497.9409



LP SYSTEMS

Better Data. Smarter Decisions. Optimal Outcomes



CommunityPro Suite Data Sharing and Services Agreement

(1 required per Partner Agency)

1. This Data Sharing and Services Agreement (“Agreement”) is made by and between LiteracyPro Systems Inc., (“LiteracyPro”) and River Delta Joint Unified School District (“Agency”), a member of the following Consortia, Partnerships, and/or Initiatives:

Delta Sierra Regional Alliance (“Consortium”);

San Joaquin Workforce Development Board WIOA Partnership (“Partnership”).

2. The terms of this Agreement shall commence on November 1, 2018. Thereafter this Agreement shall automatically renew for additional one year period unless terminated.

3. For purposes of the Family Educational Rights and Privacy Act (“FERPA”), Agency designates LiteracyPro an “authorized representative” pursuant to 20 U.S.C. 1232g(b)(1)(C) and 34 C.F.R. 99.31(a)(3). LiteracyPro and the Agency shall comply with (a) the provisions of FERPA and (b) State of California Education Code Sections 49073-49079.7 in all respects. Agency shall enter into an Addendum Agreement, which outlines the specific requirements of California Education code section 49073.1, adding to the requirements of this Agreement. Such Addendum shall be known as Addendum B. Nothing in this Agreement may be construed to allow either party to maintain, use, disclose or share personally identifiable student/participant information in a manner not allowed by state or federal law or regulation.

4. “Confidential Information” shall include any personally identifiable student/participant information, as that term is defined 34 C.F.R. § 99.3.

5. “Disclose” or “disclosure” means to permit access to or the release, transfer, or other communication of Confidential Information contained in education or other agency records by any means, including oral, written, or electronic means, to any party except the party identified as the party that provided or created the record.

6. “The Service” means the inter-agency collaboration and data sharing applications collectively known as CommunityPro Suite.

7. Agency will ensure that each student that engages or requests the services that are provided for under this Agreement has properly executed a Client Release of Information Consent Form, as set forth in Appendix C of



this Agreement, and the Agency shall maintain such consent form in the student's/participant's file. LiteracyPro may disclose Confidential Information for the purpose of carrying out an audit or evaluation of Federal- or Agency-supported education and other programs, or to enforce or comply with Federal legal requirements that relate to those programs as described in paragraph 9. Further disclosure by LiteracyPro of any Confidential Information released to LiteracyPro by the Agency is prohibited by this Agreement, with the following exceptions:

7.1 As an integral part of the Service, LiteracyPro may disclose Agency's students'/participant's Confidential Information to any other member of a Consortium, Partnership or Initiative of which an Agency is a member and who has also signed a Data Sharing Agreement with LiteracyPro substantially in the same form as this Agreement.

7.2 If Agency receives Confidential Information via the Service from another member of the Consortium, Partnership, or Initiative, Agency agrees to treat and protect that other member's Confidential Information in the same manner or fashion as they treat and protect their own equivalent Confidential Information, and at the levels specified herein.

8. LiteracyPro shall not: (i) disclose any Confidential Information to any unauthorized third party; (ii) make any use of Confidential Information except to perform its obligations under this Agreement; or (iii) make Confidential Information available to any third party except those internal LiteracyPro employees and contractors who have been authorized by LiteracyPro to use the information as a component of their project assignment(s). The term "unauthorized third party" for purposes of this Agreement does not include employees, officers, or agents of the Agency who are authorized to have access to the Confidential Information.

9. The types of Confidential Information which may be necessary to disclose to LiteracyPro under this Agreement may include the following: Student/Participant Name, Student/Participant Identifier, and all other data elements contained in Agency's database as needed to supply data as required by the Service.

10. LiteracyPro agrees to use Confidential Information provided by the Agency only for the purpose of facilitating the interagency collaborations using the Service, or which are necessary for: (a) the use, audit or evaluation of Federal, State, or Agency-supported education programs; or (b) to enforce or comply with Federal legal requirements that relate to those programs.

11. LiteracyPro understands that the Confidential Information is protected under state and federal law and agrees to immediately notify the Agency if any of the Confidential Information is disclosed, either intentionally or inadvertently, in violation of this Agreement.



12. LiteracyPro and the Agency shall identify at least one authorized representative or data custodian from their respective agencies who shall be responsible for processing and responding to data requests from the other party.

13. Upon request of the Agency, LiteracyPro shall provide written assurances to the Agency regarding the use of Confidential Data under this Agreement. The purpose of this provision is to ensure that appropriate policies and procedures are in place to protect the Confidential Information and that there has been no further Disclosure of the Confidential Information.

14. LiteracyPro shall inform all LiteracyPro employees, officers, and agents with access to the Confidential Information about the nature of their confidentiality obligations set forth herein.

15. Agency shall own all right, title, and interest in and to any data that is collected by LiteracyPro from Agency in connection with Agency's use of the Service ("Data"). Agency grants and agrees to grant to LiteracyPro a perpetual, irrevocable, sublicensable, nonexclusive license to use such Data (a) in order to provide the Service to Agency and other members of its consortium or initiative; (b) as necessary to monitor, maintain and improve the Service; and (c) for statistical, educational or research use, provided that if such data is published it is not personally identifiable. Upon request by Agency, LiteracyPro will provide Agency with an electronic copy of all of the Agency's Data under LiteracyPro's control, provided that LiteracyPro may charge a reasonable fee for such additional service.

16. This Agreement may be terminated without cause by either party hereto upon ninety (90) days written notice as of the date such notice is delivered to the other party at the address listed below. Upon termination of this Agreement, the confidentiality obligations and perpetual licenses shall survive such termination. If termination is for cause, then the party in breach shall have thirty days from the date of notice to cure such breach.

17. This Agreement shall be governed by the laws of the State of California, without reference to conflict of laws principles. Any lawsuit pertaining to the enforcement or interpretation of this Agreement or the relationship contemplated by the parties hereunder shall take place exclusively in the federal or state courts located in San Francisco, California.

18. This document contains the entire agreement between the parties with respect to the subject matter hereof. This Agreement may not be amended, nor any obligation waived, except by a writing signed by both parties. Neither party may assign this Agreement without the express written consent of the other party, and any prohibited assignment shall be void; provided that either party may assign this Agreement pursuant to a merger, acquisition or sale of all or substantially all of such party's assets except in the event that the proposed assignee is



a competitor of the other party. This Agreement shall bind and inure to the benefit of the parties and their successors and permitted assigns. This Agreement may be executed in two identical counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute the Agreement when a duly authorized representative of each party has signed a counterpart.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

For: River Delta Joint Unified School District

For: LiteracyPro Systems, Inc.:

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

Addresses for legal notices:

Agency: _____

LiteracyPro Systems, Inc.

Address: _____

2355 Canyon Blvd., Ste 240

City, State, Zip: _____

Boulder, CO 80302

Attn: _____

Attn: David Miller, CEO



EDUCATION CODE SECTION 49073.1 ADDENDUM TO COMMUNITYPRO SUITE DATA SHARING AND SERVICES AGREEMENT ("ADDENDUM")

(Required for Agencies who are California public schools)

This Addendum is made part of and adds to Appendix B to the CommunityPro Suite™ Data Sharing and Services Agreement entered into by River Delta Joint Unified School District ("Agency"), and any subsequent Addendums thereto (hereinafter referred to as the "Agreement") between Agency and LiteracyPro Systems Inc. ("Vendor"). Terms not defined otherwise herein shall have the meaning ascribed to them in the Agreement. To the extent of any conflict or inconsistency between this Addendum and the terms and conditions of the Agreement, this Addendum will prevail.

RECITALS:

WHEREAS, through the Agreement Vendor provides digital education software that is authorized to access, store and use Pupil Records and/or provides services, including cloud-based services, for the digital storage, management and/or retrieval of Pupil Records;

WHEREAS, as a California public school Agency, the Agency is subject to the requirements of the California Education Code.

WHEREAS, Vendor is a "third party" under California Education Code section 49073.1(6), which defines "third party" as a provider of digital educational software or services, including cloud-based services, for the digital storage, management, and retrieval of Pupil Records;

WHEREAS, California Education Code section 49073.1 requires that any contract for the provision of services entered into between Agency and Vendor contain provisions specified in sections (b) through (b)(9) of Education Code section 49073.1;

WHEREAS, the Agency and Vendor desire to amend the terms in their Agreement that will satisfy the requirements of California Education Code section 49073.1; and

NOW THEREFORE, AGENCY AND VENDOR AGREE TO THE TERMS IN COMPLIANCE WITH THE CALIFORNIA EDUCATION CODE SECTION 49073.1:

Definitions: As used in herein the following terms are defined as follows:

"Addendum" means all terms and conditions of this Education Code Section 49073.1 Addendum To Appendix B to the CommunityPro Suite™ Pilot Program Agreement.



“Deidentified Information” means information that cannot be used to identify an individual pupil.

“Pupil Records” means both of the following regardless of how otherwise defined or described in the Agreement:

1) any information directly related to a pupil that is maintained by the Agency, and 2) any information acquired directly from the pupil through the use of instructional software or applications assigned to the pupil by a teacher or other Agency employee. “Pupil Records” does not mean aggregated Deidentified Information used by Vendor for the following purposes: to improve educational products for adaptive learning purposes and for customizing pupil learning; to demonstrate the effectiveness of the Vendor’s products in the marketing of those products; or for the development and improvement of educational sites, services, or applications.

“Pupil Generated Content” means materials created by a pupil, including but not limited to essays, research reports, portfolios, creative writing, music or other audio files, photographs; but it does not include pupil responses to a standardized assessment where pupil possession and control would jeopardize the validity and reliability of that assessment.

“Parent” means the Parent or legal guardian of a student.

“Adult Pupil” means a pupil over the age of 18 years.

Ownership and Control of Agency Data, Including Pupil Records. All Agency data and information, including Pupil Records, remain the exclusive property of the Agency and Agency retains exclusive rights, ownership and control thereto.

Ownership and Control of Pupil Generated Content. A pupil may retain possession and control of his/her own Pupil Generated Content retained, stored or hosted by Vendor’s software/information systems by accessing Pupil Generated Content through the pupil’s user account/user portal with Vendor by entering the pupil’s Vendor account/portal user name and password, which allows pupil to edit, save, download and upload his/her Pupil Generated Content. A pupil may also transfer Pupil Generated Content to a personal account by accessing his/her Pupil Generated Content through his/her user account, digitally copying, downloading and/or uploading the Pupil Generated Content and uploading the Pupil Generated Content to a Vendor or non-Vendor personal account.

Use of Pupil Records. Vendor shall not use any information in Pupil Records to which it has access by way of the Agreement for any purpose other than those required or specifically permitted by the Agreement.



Review and Correction of Pupil Records. A Parent or Adult Pupil may review personally identifiable information in the Pupil's Records retained, stored, hosted, accessed or used by Vendor and correct erroneous information by making a request in writing to Vendor for access to any personally identifiable Pupil Records. Vendor must notify the Agency of any such request. Subject to Agency verification of identity, approval of disclosure and redaction of any personally identifiable information of a pupil other than the pupil of the Parent or Adult Pupil, who is making the request, Vendor will provide access to any/all requested Pupil Records within five (5) business days or as otherwise required by law. This time frame may be extended by written consent of the Parent or Adult Pupil. Agency shall have exclusive authority with respect to authorizing disclosure and redaction of pupil information pursuant to this Addendum. Vendor shall permit a Parent or Adult Pupil to submit written corrections to pupil information retained, stored, hosted, accessed or used by Vendor. Vendor shall direct all requests to correct erroneous information to the Agency through the following contact information:

REQUEST TO CORRECT PERSONAL INFORMATION

Agency name: Wind River Adult School
Mailing address: 500 Elm Way
Mailing City, State, Zip: Rio Vista, CA 94571
Attention: Nick Casey, principal

Upon receipt of a request to correct erroneous information, Agency shall notify the Vendor of such a request, and subject to the Agency's verification of identity and approval of such a request, Vendor shall correct the erroneous information as directed by a pupil's Parent or by an Adult Pupil.

Security and Confidentiality of Pupil Records. Vendor will do the following to ensure the security and confidentiality of Pupil Records:

Designate an employee responsible for the training and compliance of all Vendor employees, agents, and assigns on compliance with security and confidentiality provisions detailed in this Addendum.

Vendor will protect the confidentiality of pupil information and take all reasonably necessary measures consistent with industry standards to protect data from any and all unauthorized access and disclosures.

Vendor represents and warrants that it has designated an individual responsible for training Vendor employees, agents and assigns on reasonable protection measures and the confidentiality of pupil information consistent with state and federal law.



Vendor shall not disclose pupil information except as specified under the terms of the Agreement, this Addendum or as required by law.

Vendor shall develop, implement, maintain and use appropriate administrative, technical and physical security measures to preserve the confidentiality, integrity and availability of all stored, managed, retained, accessed or used pupil information received from or on behalf of the Agency or pupils.

Vendor warrants that all confidentiality and security measures identified in the Agreement will be extended by contract to any and all subcontractors used by Vendor, if any, to execute the terms of the Agreement.

Vendor warrants that all pupil information will be encrypted in transmission and storage.

Use appropriate and reliable storage media, regularly backup pupil information and retain such backup copies for the duration of the Agreement.

Compliance with these requirements shall not, in itself, absolve Vendor of any liability in the event of an unauthorized disclosure of Pupil Records.

Unauthorized Disclosure Notifications. In the event of an unauthorized disclosure of a pupil's records, affected Parents, legal guardians, or pupils who have reached the age of 18 will be notified through the following process:

Immediately upon becoming aware of a compromise of pupil information, or of circumstances that could have resulted in an unauthorized access to or disclosure of pupil information, Agency and Vendor agree to notify the other party, fully investigate the incident and fully cooperate with the Agency's investigation of the incident, remedial measures and respond in a timely manner.

The notification as described above shall include:

- the nature of the unauthorized use or disclosure (e.g., security breach, nonconsensual re-disclosure, etc.);
- the specific pupil information that was used or disclosed without authorization;
- who made the unauthorized use or received the unauthorized disclosure (if known);
- what Vendor has done or will do to mitigate any effects of the unauthorized use or disclosure; and
- what corrective action Vendor has taken or will take to prevent future occurrences.



Except as otherwise required by law, Vendor will not provide notice of the incident directly to the persons whose data were involved, regulatory agencies, or other entities, without prior written permission from Agency.

Retention and Destruction of Pupil Records. Vendor warrants that upon the termination of the Agreement, Vendor shall not retain Pupil Records or pupil information, and upon election of the Agency, Vendor shall either securely destroy or transmit to Agency repository all Agency data transferred, hosted, retained or used by Vendor. Vendor will supply Agency verification sufficiently demonstrating to the Agency that all Agency data not otherwise returned to the Agency was destroyed, the date of destruction and the method of destruction use. If a pupil chooses to establish or maintain an account with Vendor for the purpose of storing Pupil Generated Content, this provision shall not apply.

Compliance with Applicable Laws. As Agency data may include personally identifiable pupil information subject to the Family Educational Rights and Privacy Act (20 U.S.C. Sec. 1232g), Vendor will be considered a “School Official” (as the term is used in FERPA and its implementing regulations) for any and all software, hosting and services provided to the Agency through the Agreement. Agency and Vendor agree that the services provided to Agency through the Agreement serve a legitimate educational interest (as the Term is used in FERPA and its implementing regulations). The Agency and Vendor will jointly ensure compliance with FERPA, its implementing regulations and pupil privacy and confidentiality requirements of California law, including but not limited to Education Code section 49060 *et. seq.* The parties shall comply with the following process for compliance with FERPA and California law:

Vendor and Agency warrant that they are familiar with the confidentiality, security and disclosure requirements of FERPA, its implementing regulations and pupil privacy and confidentiality requirements of California law, including but not limited to Education Code section 49060 *et. seq.* and have designated an individual responsible for ensuring compliance therewith.

Vendor and Agency shall abide by the disclosure, security, breach notification, retention/destruction and use provisions contained in this Addendum to the Agreement and as required bylaw.

By the signature of its authorized representative or agent below, Vendor hereby acknowledges that Agency has provided notice under Education Code section 49075(a) and 34 C.F.R. section 99.33(d) that Vendor is strictly prohibited from re-disclosing personally identifiable pupil information from Vendor to any third party without the prior written consent of the Parent or eligible student authorizing re-disclosure.



Targeted Advertising Prohibited. Vendor shall not use any personally identifiable information contained in Pupil Records or Agency data to engage in targeted advertising during the term of the Agreement, and this provision survives the termination of the Agreement.

Material Breach and Termination of Agreement. If Agency reasonably determines in good faith that Vendor has materially breached any of its obligations under this Addendum, Agency, in its sole discretion, shall have the right to provide Vendor with written notice of a fifteen (15) day period to cure the breach. If Vendor fails to cure a breach within that period of time, Agency may terminate the Agreement immediately. If, in its sole discretion, Agency determines that cure is not possible, Agency may provide written notice of immediate termination of the Agreement.

Indemnity. Vendor agrees to defend, indemnify and hold harmless Agency and its Board of Education, Board members, directors, officers, employees and agents from and against all damages, costs (including reasonable attorneys' fees), judgments and any other expenses arising out of or on account of any third-party claim resulting or arising from Vendor's breach of any terms of this Addendum either by intentional misconduct or negligence of Vendor's directors, officers, employees or agents.

Except as specifically modified or added to herein, all other terms and conditions contained in the Agreement between the Agency and Vendor shall remain unchanged and in full force and effect.

Dated this first_day of November 2018.

For: River Delta Joint Unified School District

For: LiteracyPro Systems, Inc.:

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____



Privacy Release Agreement

Agency shall obtain the signature of each client served using the following form before they use the system to provide one or more referrals to other agencies.

Client Release of Information Consent Form

I hereby authorize the release my education, training, employment, and other related information to Adult Education Consortia member agencies and partners, and their sub-grantees, sub-contractors, service provider partners, or a designated representative thereof to facilitate the services to which I may be referred. All agencies and related partners and their staff are bound by contract and by law to maintain my confidential information according to the standards set forth by the Federal Education Rights and Privacy Act ("FERPA"), by the California Education Code section 49073.1 and, as appropriate, by the Health Information Privacy Protection Act ("HIPAA").

If I supply my social security or tax identification number, I agree to allow it to be shared between the agencies to facilitate the services to which I may be referred. _____ (Initial)

I request the California Employment Development Department to supply my ongoing current and historical employment information to be shared between the agencies to facilitate the services to which I may be referred. _____ (Initial)

This consent may be cancelled at any time. Subject to cancellation this consent for data sharing will remain in effect for three years.

Client:
Signed: _____

Print Name: _____

Date: _____

If signed on behalf of Client:
Signed: _____

Print Name: _____

Date: _____

Relationship: _____

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: _____

From: Maria Elena Becerra, Principal – Bates Elementary

Item Number: 10.7

SUBJECT

Request to approve a field trip for Bates Elementary 5th and 6th grade students to the Sly Park Environmental Education Center from May 28-31, 2019.

Action: _____

Consent Action: X

Information Only: _____

Background:

This was an annual trip for the Bates Elementary School 6th grade students. This year we are also taking the students in grades 5th and moving it to every other year event (same as Walnut Grove). The school incorporates proceeds from fundraisers, community donations, and parental donations to fund the student participation fee.

Status:

The students in grades 5 and 6 are requesting the permission of the RDUSD Board of Education to travel to the Sly Park Environmental Education Center in Pollock Pines, CA.

Presenter: Maria Elena Becerra, Principal

Other People Who Might Be Present:

Cost &/or Funding Sources

Participation fee and transportation cost per student is approximately \$260.00. This cost will be funded by parent/community/PTA donations and fundraising.

Recommendation:

That the Board approves the educational fieldtrip to Sly Park Environmental Education Center for Bates 5th and 6th grade students from May 28-31, 2019

Time: 2 mins.

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Kathy Wright, Director of Educational Services

Item #: 10.8

SUBJECT

Request to approve the Independent Contract for Services Agreement with Briton Education dba Insights to Behavior for the 2018-2019 school year at a cost not to exceed \$18,500.

Action: _____
Consent Action: X
Information Only: _____

Background & Status:

Name of Vendor: Briton Education dba Insights to Behavior

Description of Service(s): To provide a three year license for a web-based behavior intervention program and one day of onsite training for district staff.

Date(s) of Service(s): 2018-2019 school year

Presenter:

Kathy Wright, Educational Services Director

Cost &/or Funding Sources (be specific)

Not to exceed \$18,500 paid by special education funds.

Recommendation:

That the Board approve the Independent Contract for Services Agreement with Briton Education dba Insights to Behavior for the 2018-2019 school year at a cost not to exceed \$18,500.

Time: 2 mins.



RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, California 94571-1651
(707) 374-1700 Fax (707) 374-2995
www.riverdelta.k12.ca.us

INDEPENDENT CONTRACT FOR SERVICES AGREEMENT

THIS AGREEMENT is entered into by and between the River Delta Unified School District hereinafter referred to as "DISTRICT," and Briton Education dba Insights to Behavior, hereinafter referred to as "CONSULTANT."

IT IS HEREBY MUTUALLY AGREED that Consultant will provide services under the following terms and conditions:

1. TERM: The term of this agreement is from November 1, 2018 through October 31, 2021. Extension or renewal requires approval of DISTRICT or authorized representative. Unless compensation is fixed on the basis of a daily or hourly rate, compensation will not be increased upon extension of the agreement without approval of the DISTRICT or authorized representative.

This agreement may be terminated with 60 days advance written notice by either party. In the event of termination for cause, CONSULTANT need be compensated only to the extent required by law.

CONSULTANT SERVICES: CONSULTANT agrees to perform, during the term of this agreement, the tasks obligations and services detailed as follows: To provide a three year license for a web-based behavior intervention program and one day of onsite training for district staff.

2. .
3. PAYMENT FOR SERVICES: CONSULTANT shall receive compensation at the rate of:
\$ per day week month year or per hour
OR
for a total cost not to exceed \$ 18,500.

In the event the CONSULTANT is required to travel outside Solano, Yolo or Sacramento Counties at the request of the DISTRICT, it is agreed that actual and necessary expenses incurred while performing such services shall be reimbursed. All payments will be based on invoices submitted to DISTRICT by CONSULTANT and approved by DISTRICT'S authorized representative. The CONSULTANT shall provide an itemization of costs on submitted invoice.

4. RECORDS: CONSULTANT will maintain full and accurate records in connection with this agreement and will make them available to DISTRICT for inspection at any time. CONSULTANT'S work product produced under this agreement shall be the property of DISTRICT and cannot be used without permission of same.
5. STATUS OF CONTRACTOR: DISTRICT and CONSULTANT agree that CONSULTANT, in performing the services specified in this agreement, shall act as an independent contractor and shall have control of all work and the manner in which it is performed. CONSULTANT shall be free to contract for similar service to be performed for other employers while under the contract with DISTRICT; CONSULTANT will not accept such engagements which interfere with performance under this agreement. CONSULTANT is not entitled to participate in any pension plan, insurance, bonus or similar benefits the DISTRICT provides for its employees. The CONSULTANT is not authorized to carry out any official act of the DISTRICT that is required to be done by an employee or office of the DISTRICT.
6. HOLD HARMLESS AND INDEMNIFICATION: CONSULTANT agrees to abide by the *Hold Harmless and Indemnification Agreement* attached to and made a part of this contract.

Creating Excellence To Ensure That All Students Learn

7. COMPLIANCE WITH LAWS: CONSULTANT shall comply with all applicable federal, state and local laws, rules, regulations and ordinances involving its employees, including workers' compensation and tax laws.

8. CONFLICTS OF INTEREST: Consultants are responsible for complying with the Regulations of the Fair Political Practices Commission, Title 2, Division 6, California Code of Regulations and may be required to file an annual Form 700 Conflict of Interest Statement of Economic Interests (as required following the passage of the Political Reform Act Government Code Section 81000, et seq.) (attached to and made a part of this contract).

The Superintendent may determine in writing that a particular consultant is hired to perform a range of duties that are limited in scope and, thus, is not required to comply fully with the disclosure requirements described in those Sections cited above. The Superintendent's determination is a public record and shall be retained for public inspection in the same manner and location as the Conflict of Interest Code Form 700 Statements of Economic Interest. In addition, if the contract itself contains Conflict of Interest/Statements of Economic Interest Disclosures, the consultant is not required to re-file with the district annually.

9. MODIFICATION OR ASSIGNMENT: This agreement may not be assigned by either party without express written consent to the other. No modification shall be effective unless approved in writing by DISTRICT or authorized representatives.

CONTRACTOR/CONSULTANT:

RIVER DELTA UNIFIED SCHOOL DISTRICT:

Briton Education dba Insights to Behavior

Printed/Typed Name

Date

Requested By

Date

Social Security Number/Federal Tax ID Number

Approval Signature

Date

Address

State

Zip

Budget Code (Name & Coding)

Contact Phone and Email

Board of Trustees Action

Date

Signature (Contractor/Consultant Authorized Representative)

Consultant must answer the two questions below:

1. Are you presently or have you been a member of PERS or STRS?

PERS: Yes _____ No _____

STRS: Yes _____ No _____

2. Are you presently an employee of River Delta Unified School District? Yes _____ No _____

This contract is not valid nor an enforceable obligation against the District until approved or ratified by the Board of Trustees, duly passed and adopted.

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651

BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018
From: Marcy Rossi, Riverview Middle School Principal

Attachments: X

Item Number: 10.9

SUBJECT Request to surplus a non operational piano at Riverview
Middle School and deem as zero value.

Action:
Consent Action: X
Information Only:

Background:

The piano has not been in use or repairable for several years and stored in a warehouse building.

Status:

Riverview Middle School is requesting the permission of the RDUSD Board of Education to surplus a piano on the attached inventory list and no longer used by the district.

Presenter: Marcy Rossi, Principal

Other People Who Might Be Present:

Cost &/or Funding Sources

There is no cost to the school or to the school district.

Recommendation:

The RDUSD Board of Trustees declare as surplus a piano no longer used from Riverview Middle School.

Time: 2 mins.

Riverview Middle School

Surplus Invenotry

November 2018

Musical Instruments

Title	Inventory Number
Piano	001103

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Kathy Wright, Director of Educational Services

Item #: 10.10

SUBJECT

Request to approve the Independent Contract for Services Agreement with R Plus Consulting for the 2018-2019 school year at a cost not to exceed \$10,000.

Action: _____
Consent Action: X
Information Only: _____

Background & Status:

Name of Vendor: R Plus Consulting

Description of Service(s): To provide Functional Behavior Assessments for district students.

Date(s) of Service(s): 2018-2019 school year

Presenter:

Kathy Wright, Educational Services Director

Cost &/or Funding Sources (be specific)

Not to exceed \$10,000 paid by special education funds.

Recommendation:

That the Board approve the Independent Contract for Services Agreement with R Plus Consulting for the 2018-2019 school year at a cost not to exceed \$10,000.

Time: 2 mins.



RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, California 94571-1651
(707) 374-1700 Fax (707) 374-2995
www.riverdelta.k12.ca.us

INDEPENDENT CONTRACT FOR SERVICES AGREEMENT

THIS AGREEMENT is entered into by and between the River Delta Unified School District hereinafter referred to as "DISTRICT," and R Plus Consulting, hereinafter referred to as "CONSULTANT."

IT IS HEREBY MUTUALLY AGREED that Consultant will provide services under the following terms and conditions:

1. TERM: The term of this agreement is from October 1, 2018 through June 31, 2018. Extension or renewal requires approval of DISTRICT or authorized representative. Unless compensation is fixed on the basis of a daily or hourly rate, compensation will not be increased upon extension of the agreement without approval of the DISTRICT or authorized representative.

This agreement may be terminated with 60 days advance written notice by either party. In the event of termination for cause, CONSULTANT need be compensated only to the extent required by law.

CONSULTANT SERVICES: CONSULTANT agrees to perform, during the term of this agreement, the tasks obligations and services detailed as follows: To provide Functional Behavior Assessments for district students.

2. :

3. PAYMENT FOR SERVICES: CONSULTANT shall receive compensation at the rate of:
\$ ___ per ___ day ___ week ___ month ___ year or per ___ hour ___
OR
for a total cost not to exceed \$ 10,000.

In the event the CONSULTANT is required to travel outside Solano, Yolo or Sacramento Counties at the request of the DISTRICT, it is agreed that actual and necessary expenses incurred while performing such services shall be reimbursed. All payments will be based on invoices submitted to DISTRICT by CONSULTANT and approved by DISTRICT'S authorized representative. The CONSULTANT shall provide an itemization of costs on submitted invoice.

4. RECORDS: CONSULTANT will maintain full and accurate records in connection with this agreement and will make them available to DISTRICT for inspection at any time. CONSULTANT'S work product produced under this agreement shall be the property of DISTRICT and cannot be used without permission of same.
5. STATUS OF CONTRACTOR: DISTRICT and CONSULTANT agree that CONSULTANT, in performing the services specified in this agreement, shall act as an independent contractor and shall have control of all work and the manner in which it is performed. CONSULTANT shall be free to contract for similar service to be performed for other employers while under the contract with DISTRICT; CONSULTANT will not accept such engagements which interfere with performance under this agreement. CONSULTANT is not entitled to participate in any pension plan, insurance, bonus or similar benefits the DISTRICT provides for its employees. The CONSULTANT is not authorized to carry out any official act of the DISTRICT that is required to be done by an employee or office of the DISTRICT.
6. HOLD HARMLESS AND INDEMNIFICATION: CONSULTANT agrees to abide by the *Hold Harmless and Indemnification Agreement* attached to and made a part of this contract.

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Kathy Wright, Director of Educational Services

Item #: 10.11

SUBJECT

Action: _____

Consent Action: X

Information Only: _____

Request to approve the Independent Contract for Services Agreement with Sara M. Hall, M.A., BCBA for the 2018-2019 school year at a cost not to exceed \$30,000.

Background & Status:

Name of Vendor: Sara M. Hall, M.A., BCBA

Description of Service(s): To provide Functional Behavior Assessments and Development of Behavior Intervention Plans for district students.

Date(s) of Service(s): 2018-2019 school year

Presenter:

Kathy Wright, Educational Services Director

Cost &/or Funding Sources (be specific)

Not to exceed \$30,000 paid by special education funds.

Recommendation:

That the Board approve the Independent Contract for Services Agreement with Sara M. Hall, M.A., BCBA for the 2018-2019 school year at a cost not to exceed \$30,000.

Time: 2 mins.



RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, California 94571-1651
(707) 374-1700 Fax (707) 374-2995
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INDEPENDENT CONTRACT FOR SERVICES AGREEMENT

THIS AGREEMENT is entered into by and between the River Delta Unified School District hereinafter referred to as "DISTRICT," and Sara M. Hall, M.A., BCBA, hereinafter referred to as "CONSULTANT."

IT IS HEREBY MUTUALLY AGREED that Consultant will provide services under the following terms and conditions:

1. **TERM:** The term of this agreement is from October 1, 2018 through June 31, 2018. Extension or renewal requires approval of DISTRICT or authorized representative. Unless compensation is fixed on the basis of a daily or hourly rate, compensation will not be increased upon extension of the agreement without approval of the DISTRICT or authorized representative.

This agreement may be terminated with 60 days advance written notice by either party. In the event of termination for cause, CONSULTANT need be compensated only to the extent required by law.

CONSULTANT SERVICES: CONSULTANT agrees to perform, during the term of this agreement, the tasks obligations and services detailed as follows: To provide Functional Behavior Assessments and Behavior Intervention Plans for district students.

2. .

3. **PAYMENT FOR SERVICES:** CONSULTANT shall receive compensation at the rate of:
\$ ___ per ___ day ___ week ___ month ___ year or per ___ hour ___
OR
for a total cost not to exceed \$ 30,000.

In the event the CONSULTANT is required to travel outside Solano, Yolo or Sacramento Counties at the request of the DISTRICT, it is agreed that actual and necessary expenses incurred while performing such services shall be reimbursed. All payments will be based on invoices submitted to DISTRICT by CONSULTANT and approved by DISTRICT'S authorized representative. The CONSULTANT shall provide an itemization of costs on submitted invoice.

4. **RECORDS:** CONSULTANT will maintain full and accurate records in connection with this agreement and will make them available to DISTRICT for inspection at any time. CONSULTANT'S work product produced under this agreement shall be the property of DISTRICT and cannot be used without permission of same.
5. **STATUS OF CONTRACTOR:** DISTRICT and CONSULTANT agree that CONSULTANT, in performing the services specified in this agreement, shall act as an independent contractor and shall have control of all work and the manner in which it is performed. CONSULTANT shall be free to contract for similar service to be performed for other employers while under the contract with DISTRICT; CONSULTANT will not accept such engagements which interfere with performance under this agreement. CONSULTANT is not entitled to participate in any pension plan, insurance, bonus or similar benefits the DISTRICT provides for its employees. The CONSULTANT is not authorized to carry out any official act of the DISTRICT that is required to be done by an employee or office of the DISTRICT.
6. **HOLD HARMLESS AND INDEMNIFICATION:** CONSULTANT agrees to abide by the *Hold Harmless and Indemnification Agreement* attached to and made a part of this contract.

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: _____

From: Maria Elena Becerra, Principal - Bates Elementary

Item Number: __10.12__

SUBJECT

PTA Fundraiser – La-Tee-Da! Candle Sale
Fundraising - The students will be selling candles
and wax melts to their families and friends.

Action: _____
Consent Action: __X__
Information Only: _____

Background:

PTA is having students sell candles and wax melts for \$12 plus \$1.00 for sales tax and shipping. The PTA will be receiving between 30-40% profits of what is sold at the end. This will only be for a week period.

Status:

We have not done this fundraiser before and we hope this helps our students who are going to Sly Park.

Presenter:

Maria Elena Becerra, Principal – Bates Elementary

Other People Who Might Be Present:

PTA President, Jannell Elliot – Bates Elementary

Cost &/or Funding Sources

Each item sold is \$13 total and this funding source is to help fundraise for student trips and activities.

Recommendation:

That the Board approves the fundraising event for Bates Elementary School PTA

Time: _____2 mins.____

BOARD OF TRUSTEES

RIVER DELTA UNIFIED SCHOOL DISTRICT



445 Montezuma Street
Rio Vista, CA 94571-1651

BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments:

X

From: Bonnie Kauzlarich, Dir. of Personnel

Item no. 10.13

SUBJECT **REQUEST FOR LEAVE OF ABSENCE MADE BY**
Alma Alexander

Action: _____

Consent: X

Background Alma Alexander, an Instructional Assistant III at Isleton Elem. School, has requested leave of absence of her 6.5 hr. position for the remainder of the 2018-19 school year. The leave of absence would start, after her entitled baby bonding time, on 10/4/18. The request for the leave is to spend time with her new baby.

Status:

Presenter: Don Beno, Superintendent

Other People Who Might Be Present:

Cost &/or Funding Sources

Recommendation: That the Board approve the request for a leave of absence made by Alma Alexander for the remainder of the 2018-19 school year.

Time: 2 minutes _____

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: 11/13/18 Attachments: _____

From: Nick Casey, Principal Item Number: _10.14_

SUBJECT: request to approve “Family Movie Night” fundraiser for D.H. White Elementary School. Action: _____
Consent Action: X
Information Only: _____

Background: The PTC will host a “Family Movie Night” showing the movie “Coco.” They have obtained a license to show the movie. They would also like to sell snacks and beverages. The event is free-of-charge for families, however, food and drinks will be available for purchase.

Status: If approved, PTC will host a “Family Movie Night.”

Presenter: Nick Casey, principal

Other People Who Might Be Present: n/a

Cost &/or Funding Sources There is no cost to the school or district.

Recommendation:
That the board approves the “Family Movie Night” for D.H. White Elementary

Time: ____2 mins.____

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651
BOARD AGENDA BRIEFING



Meeting Date: November 13, 2018

Attachments: ___

From: Laura Uslan, Delta High School Principal

Item Number: _10.15_

SUBJECT

Action: _____

CDE Specific Waiver: Shared School Site Council for Clarksburg Middle School and Delta High School

Consent Action: X

Information Only: _____

Background:

Any governing board, on behalf of a school site council, may request the State Board of Education (SBE) to grant a waiver of any provision of EC 52852. The SBE may grant request when it finds that the failure to do so would hinder the implementation or maintenance of a successful Single Plan for Student Achievement (SPSA). EC 52852 reads: A School Site Council shall be established at each school which participates in school-based program coordination. The council shall be composed of the principal and representatives of: teachers selected by teachers at the school; other school personnel selected by other school personnel; parents of pupils attending the school selected by such parents; and, in secondary schools, pupils selected by pupils attending the school.

Under the authority of EC 52863, a waiver allowing for one joint school site council to coordinate the joint SPSA of Clarksburg Middle School and Delta High School from November 2018 through October 2020 is requested.

Status: The School Site Council for DHS/CMS requests approval of the Specific Waiver Request to support implementation of the Single Plan for Student Achievement (SPSA) which was presented to the Board on June 26, 2018. The School Site Council approved this Waiver at their meeting on October 1, 2018.

Presenter: Laura Uslan, Delta High School Principal

Other People Who Might Be Present:

Cost &/or Funding Sources

No cost to the district.

Recommendation:

That the Board approve the Specific Waiver Request for a joint School Site Council at Clarksburg Middle School and Delta High School.

Time: _____2 mins.____

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: none

From: Laura Uslan, Principal Delta High School and Clarksburg Middle

Item Number: _10.16_

SUBJECT

Inform the Board about a grant received by the Delta Heavenly Boosters on behalf of Delta High School, Clarksburg Middle School, and the Delta Elementary Charter School to install filtered water stations at our school sites.

Action: _____
Consent Action: _____
Information Only: X

Background:

The Heavenly Boosters would like to inform the Board about this generous grant and the water filling stations installed at the three school sites

Status: One water filling station has been installed at DECS, one station in the CMS building, one station in the DHS/CMS Gym, and one station is set to be installed in the main building at DHS this month.

Presenters: Matt Taylor, parent and author of the grant

Other People Who Might Be Present: Laura Uslan, Principal at Delta High School and Clarksburg Middle School, and Janette Allen, President of the Delta Heavenly Boosters

Cost &/or Funding Sources

No cost

Recommendation:

That the Board acknowledge the grant received by Heavenly Boosters on Behalf of Clarksburg Middle and Delta High Schools.

Time: _____2 mins.____

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: _____

From: Marcy Rossi, Principal Riverview Middle School

Item Number: _10.17_

SUBJECT: Request to approve Riverview PTC
"Pie Company" fundraiser event

Action: _____
Consent Action: X
Information Only: _____

Background:

The Riverview PTC would like to work with the 6th grade students to sponsor a fundraiser with The Pie Company. This fundraiser has been held by the Walnut Grove PTA and has been very successful. The Pie Company catalog has a variety of pies and cobblers to choose from.

Status:

Fundraising requires board approval.

Presenter: Marcy Rossi, Principal

Other People Who Might Be Present: Becky Burch (6th grade science camp fundraising chair)

Cost &/or Funding Sources: No cost to the District

Recommendation: The Board approve Riverview PTC Pie Company fundraising event to benefit the 6th grade students science camp.

Time: _____ 2 mins. _____

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Ken Gaston, Director of Maintenance, Operations and
Transportation

Item Number: 10.18

SUBJECT Request to declare as surplus, River Delta Unified School
District vehicles that are non-operational and deem their
value as zero.

Action:
Consent Action: X
Information Only:

Background:

The attached list of district high mileage vehicles, are nonoperational and are of no value to the district.

Status:

The cost to repair the vehicles and make them operational is greater than the value of the vehicles. The Kubota was stolen from district property in 2016. All vehicles will be removed from district fixed asset inventory. See attached documentation

Presenter

Ken Gaston, Dir. MOT

Other People Who Might Be Present Staff

Cost &/or Funding Sources

No cost

Recommendation:

That the Board declare as surplus district vehicles listed and deem their value as zero.

Time: 2 mins.

BOARD AGENDA BRIEFING
November 13, 2018

ATTACHMENT

Vehicles for surplus:

<u>Year</u>	<u>Description</u>	<u>License Number</u>	<u>VIN</u>
1988	GMC Red pickup truck (major engine issues)	E988101	1GDGC34K7JE5536088
1989	Ford White pickup truck (major engine issues)	E028674	1FTJW35M1KCA45766
2002	Ford Focus (blown head gasket)	1246550	1FAFP33P52W244118
2005	Kubota RTV 900 U-200 (stolen in 2016)	N/A	KRTV900A51050496
2005	Golf Cart U-207 – SpEd (back axel bent)	1309226	5ASAG47475F038101

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: _____

From: Don Beno, Superintendent

Item Number: 10.19

SUBJECT Donations

Action: _____
Consent Action: x
Information Only: _____

Background:

Donations to Receive and Acknowledge:

Isleton Elementary School – 6th grade Sly Park Fieldtrip

McGahey Real Estate - \$50
Alfred Conhagen, Inc. of California - \$235
Moreno Trenching, LTD. - \$940
Vieira's Resort, Inc. - \$100

D.H. White Elementary School – Student Store

Meredith Marinucci - \$100

Rio Vista High School – Hydration Stations

Brian and Katrina Spradling
Don and Sharon Emigh

Riverview Middle School – Leadership Camp

Soroptimist International of Rio Vista - \$1,150

Delta High and Clarksburg Middle Schools - Two lengths of sprinkler pipe

Wally Chan

Bates Elementary School – College Week T-shirts

Courtland Town Association - \$1000

Presenter Don Beno

Other People Who Might Be Present Staff

Cost &/or Funding Sources

Recommendation:

That the Board acknowledge and approve the receipt of these donations.

Time: 2 mins.____

**BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT**

445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Don Beno, Superintendent

Item Number: 11

SUBJECT Request to set and approve the scheduling of the Annual Organizational Meeting of the Board of Trustees of the River Delta Unified School District for Tuesday, December 11, 2018 with the Open Session beginning at 6:30 p.m. at the Rio Vista High School Theater.

Action: X
Consent Action:
Information Only:

Background

This is an annual mandate to publically set the Board's December Organizational meeting at its November meeting.

Status:

The December meeting is set for Tuesday, December 11, 2018, Rio Vista High School Theater, 6:30 p.m.

Presenter Don Beno

Other People Who Might Be Present

Cost &/or Funding Sources None

Recommendation:

That the Board set and approve the scheduling of the Annual Organizational Meeting of the Board of Trustees of the River Delta Unified School District for Tuesday, December 11, 2018 with the Open Session beginning at 6:30 p.m. at the Rio Vista High School Theater.

Time: 2 mins.

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Don Beno, Superintendent

Item Number: 12.

SUBJECT Public Hearing to Sunshine the River Delta Unified School District's Negotiation proposals to the River Delta Unified Teacher's Association and to approve RDUSD's negotiation proposals to the River Delta Unified Teacher's Association (RDUTA) for 2018-2019

Action: X
Consent Action:
Information Only:

Background:

Under the California Educational Employment Relations Act (EERA) the District must participate in "Good Faith" bargaining with the employees union.

The River Delta Unified School District intends to negotiate with River Delta Unified Teachers Association (RDUTA) the following articles for the 2018-2019 school year:

Article XVI – Salary
Article XVII - Benefits

Status:

To hold a Public Hearing and that the Board to take action to approve the Districts' proposals

Presenter: Don Beno

Other People Who Might Be Present: District staff and RDUTA members

Cost &/or Funding Sources

None

Recommendation:

That the Board holds a Public Hearing to Sunshine the District's negotiation openers to RDUTA and approves the River Delta Unified School District's proposals to the River Delta Unified Teacher's Association (RDUTA) for 2018-2019.

Time: 3 mins.



RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, California 94571-1651
(707) 374-1700 Fax (707) 374-2995
<http://riverdelta.org>

NOTICE OF PUBLIC HEARING

A public hearing will be held by the River Delta Unified School District to receive public testimony and input from members of the community on the River Delta Unified School District's Initial Openers for Contract Negotiations with River Delta Unified Teachers Association. The public hearing will enable the Board of Trustees to approve the RDUSD's initial reopeners and receive public input and testimony but **not to provide a forum for public debate**. The public hearing is scheduled as follows:

DATE:
November 13, 2018

TIME:
After 6:30 p.m.

LOCATION:
Clarksburg Middle School
Clarksburg, California

If you have any questions or need further information, please contact Jennifer Gaston, Executive Assistant to the Superintendent and the Board of Trustees at (707) 374-1711 at 445 Montezuma Street, Rio Vista, CA 94571.

NOTE: The Board of Trustees encourages those with disabilities to participate fully in the public meeting process. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the public meeting, contact the Superintendent's Office at (707) 374-1711 at least 48 hours before the scheduled meeting so that we may make every reasonable effort to accommodate you. [Government Code § 54954.2; Americans with Disabilities Act of 1990, § 202 (42 U.S.C. §12132).]

PLEASE POST

Bates School
Clarksburg Middle

Isleton School
Riverview Middle

Walnut Grove School
D. H. White Elementary
River Delta High/Elementary School
Delta Elementary Charter School

Delta High School
Rio Vista High School
River Delta Community Day School

Wind River School
Mokelumne High School

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT
445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: _____

From: Don Beno, Superintendent

Item Number: 13

SUBJECT

Public Hearing to Sunshine the River Delta Unified School District's Negotiation proposals to the California School Employees' Association (CSEA) for 2018-2019 and to approve RDUSD negotiation proposals to the CSEA Chapter #319 for 2018-19

Action: X
Consent Action: _____
Information Only: _____

Background:

Under the California Educational Employment Relations Act (EERA) the District must participate in "Good Faith" bargaining with the employees union. The law states that district must present its proposals to the public before the bargaining process can begin.

The District proposes to discuss:

Full Contract

Status:

Presenter: Don Beno

Other People Who Might Be Present: Staff

Cost &/or Funding Sources

Recommendation:

That the Board holds the Public Hearing to Sunshine the River Delta Unified School District's Negotiation proposals to the California School Employees' Association (CSEA) for 2018-2019 and to approve the District's negotiation proposals to CSEA Chapter #319 for 2018-2019.

Time: 5 mins. _____



RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, California 94571-1651
(707) 374-1700 Fax (707) 374-2995
<http://riverdelta.org>

NOTICE OF PUBLIC HEARING

A public hearing will be held by the River Delta Unified School District to receive public testimony and input from members of the community on the River Delta Unified School District's Initial Openers for Contract Negotiations with California School Employees Association Chapter 319. The public hearing will enable the Board of Trustees to approve the RDUSD's initial reopeners and receive public input and testimony but **not to provide a forum for public debate**. The public hearing is scheduled as follows:

DATE:
November 13, 2018

TIME:
After 6:30 p.m.

LOCATION:
Clarksburg Middle School
Clarksburg, California

If you have any questions or need further information, please contact Jennifer Gaston, Executive Assistant to the Superintendent and the Board of Trustees at (707) 374-1711 at 445 Montezuma Street, Rio Vista, CA 94571.

NOTE: The Board of Trustees encourages those with disabilities to participate fully in the public meeting process. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the public meeting, contact the Superintendent's Office at (707) 374-1711 at least 48 hours before the scheduled meeting so that we may make every reasonable effort to accommodate you. [Government Code § 54954.2; Americans with Disabilities Act of 1990, § 202 (42 U.S.C. §12132).]

PLEASE POST

Bates School
Clarksburg Middle

Isleton School
Riverview Middle

Walnut Grove School
D. H. White Elementary
River Delta High/Elementary School
Delta Elementary Charter School

Delta High School
Rio Vista High School
River Delta Community Day School

Wind River School
Mokelumne High School

**BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT**

445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018 Attachments: X

From: Elizabeth Keema-Aston, Chief Business Officer Item Number: 14.

SUBJECT Request of Resolution # 754 Giving Notice of Intent to Grant Action: X

Easements to Sacramento Area Sewer District and intent to hold a Public Hearing and vote at the regularly scheduled December 11, 2018 meeting. Consent Action:
Information Only:

Background:

The Sacramento Area Sewer District (SASD) has requested that the District dedicate an easement for sewer and a temporary construction easement located on a portion of the Districts property at Walnut Grove Elementary. The purpose of the easement is for constructing, operating, and maintaining sanitary sewer pipelines in connection with construction of the Walnut Grove Pump Station Abandonment Project.

The purchase price for the Easement is \$2,300 which is comparable and reasonable in the valuations provided by the SASD, provided in the supporting documents. Districts legal counsel has reviewed the documents submitted and accessed them to be legally sound.

Status: Approval of Resolution #754 will declare the intent of the District to dedicate the easement to SASD. A public hearing and Board resolution will be presented at the November 13, 2018 regularly scheduled board meeting.

Presenter: Elizabeth Keema-Aston, Chief Business Officer

Other People Who Might Be Present: Representative from the Sacramento Area Sewer District

Cost &/or Funding Sources: Legal and advertising fees to be paid from unrestricted general fund.

Recommendation:

That the board approve Resolution #754 Notice of Intent to Grant Easement to SASD.

time: 15 mins.

RIVER DELTA UNIFIED SCHOOL DISTRICT

RESOLUTION NO. 754

**RESOLUTION OF THE BOARD OF TRUSTEES OF
THE RIVER DELTA UNIFIED SCHOOL DISTRICT
GIVING NOTICE OF INTENT TO GRANT EASEMENTS
TO SACRAMENTO AREA SEWER DISTRICT**

WHEREAS, the Sacramento Area Sewer District (“SASD”) has requested that the River Delta Unified School District (“School District”) dedicate an easement for sewer and a temporary construction easement (collectively, the “Easements”) to the SASD located upon a portion of the District’s property at Walnut Grove Elementary School. The purpose of the Easements is for constructing, operating, and maintaining sanitary sewer pipelines in connection with construction of the Walnut Grove Pump Station (S064) Abandonment Project (the “Project”). Legal descriptions and maps depicting the locations of the Easements are attached hereto as Exhibits A and B and incorporated herein;

WHEREAS, the School District desires to provide a non-exclusive easements and rights-of-way to the SASD for the purposes described in Exhibit A and B;

WHEREAS, the School District and surrounding community will benefit from the dedication of the Easements to the SASD by allowing the SASD to construct, operate, and maintain sanitary sewer pipelines which provide sewer services to the Walnut Grove Elementary School site;

WHEREAS, pursuant to Education Code section 17556, the Board of Trustees (the “Board”) of the School District may convey, for easement purposes associated with public utilities, any real property belonging to the School District upon such terms and conditions as the parties thereto may agree;

WHEREAS, pursuant to Education Code section 17557, the School District’s Board must, prior to dedicating an easement, adopt a resolution declaring its intention to dedicate such easement in a regular open meeting by two-thirds (2/3) vote of all of its members;

WHEREAS, pursuant to Education Code section 17557, the School District’s Board must fix a time at its regular place of meeting for a public hearing upon the question of making the dedication of an easement;

WHEREAS, pursuant to Education Code section 17558, the School District is required to post copies of this Resolution, signed by the Board, in three (3) public places within the School District’s boundaries not less than ten (10) days before the public hearing, and publish notice once, not less than five (5) days before the public hearing in a newspaper of general circulation published in the School District, if there is one, or, if there is no such newspaper published in the School District, then in a newspaper published in the county which has a general circulation in the School District; and

WHEREAS, the actual grant of Easements documents, which must be executed and recorded after the fixed date of December 11, 2018 for the public hearing and subsequent approval of a Board resolution authorizing the dedication of the Easements.

NOW, THEREFORE, be it resolved by the Board of Trustees of the River Delta Unified School District, as follows:

Section 1. That the above recitals are all true and correct.

Section 2. That the School District’s Board declares its intent to dedicate the Easements to the SASD upon the terms and conditions set forth in the recitals.

Section 3. That the Board establishes December 11, 2018 for a public hearing on the question of the School District’s intent to dedicate the Easements to the SASD.

Section 4. The School District staff shall post this Resolution in three (3) public places within the School District’s boundaries and publish notice of the adoption of this Resolution in compliance with Education Code section 17558.

APPROVED, PASSED AND ADOPTED by the Board of Trustees of the River Delta Unified School District this 13th day of November 2018.

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

RIVER DELTA UNIFIED SCHOOL DISTRICT

By: _____
Alicia Fernandez
President of the Board of Trustees

ATTEST:

By: _____
Don Beno
Secretary of the Board of Trustees

EXHIBIT A
FORM OF EASEMENT FOR SEWER
(Including Legal Description and Map)

[see attached]

EXHIBIT B
FORM OF TEMPORARY CONSTRUCTION EASEMENT
(Including Legal Description and Map)

[see attached]

July 31, 2018

River Delta Unified School District
14193 Grove Street
Walnut Grove, CA 95690

River Delta Unified School District
445 Montezuma St
Rio Vista, CA 94571

RED File No.: 18-02-002

Subject: SASD Walnut Grove Pump Station (S064) Abandonment Project

Dear Property Owner:

The Sacramento Area Sewer District (SASD) has approved plans for the Walnut Grove Pump Station (S064) Abandonment Project. At this time, SASD desires to acquire a permanent sanitary sewer easement and a temporary construction easement across a portion of your property located at 14181 Grove Street and Warehouse Street, Walnut Grove, CA, APNs 146-0190-031 and 146-0170-059, which is required for that project.

This letter, along with the enclosed Valuation Summary, Agreement for the Purchase of Real Property, permanent sanitary sewer easement and Temporary Construction Easement, constitute the SASD's offer in the amount of \$2,300.00 to purchase the aforementioned interest in real property.

An appraisal of the aforementioned interest in real property has been prepared. The above mentioned Valuation Summary is a written statement and summary of that appraisal.

A Real Estate Officer from the County Real Estate Division will call soon to make an appointment to discuss this offer with you. The RE Officer will also explain the documents and procedures necessary to complete the above-described purchase.

California Law (Code of Civil Procedure section 1263.025) allows you to obtain an independent appraisal, for which SASD will pay the reasonable costs, up to a maximum of \$5,000. Reimbursement of appraisal costs under this offer is subject to the following conditions:

1. You are responsible for ordering the appraisal. SASD will not be a party to any contract between you and the selected appraiser.

Board of Directors

Representing:

County of Sacramento | City of Citrus Heights
City of Elk Grove | City of Folsom
City of Rancho Cordova | City of Sacramento

Prabhakar Somavarapu

District Engineer

Rosemary Clark

Director of Operations

Christoph Dobson

Director of Policy & Planning

Karen Stoyanowski

Director of Internal Services

Joseph Maestretti

Chief Financial Officer

Claudia Goss

Public Affairs Manager

2. The selected appraiser must be licensed with the California Bureau of Real Estate Appraisers (BREAA), formerly known as California Office of Real Estate Appraisers (www.orea.ca.gov/ or www.brea.ca.gov/).
3. Reimbursement requests must be submitted to the Sacramento County Real Estate Division on the enclosed form within 30 days after you receive a signed invoice from your appraiser for a completed appraisal. Copies of the appraisal, appraisal contract, and invoice for the completed work by the appraiser must be provided to the Real Estate Division with the appraisal cost reimbursement request. The costs must be reasonable.

Please be advised that timing constraints associated with SASD's project may require SASD to obtain possession of the subject property prior to the completion of your requested appraisal. Consequently, SASD may need to either proceed with the condemnation process or obtain a right of entry from you for construction-related activity to begin while the appraisal is being prepared. Your right to receive reimbursement for appraisal costs will not be affected under such circumstances, subject to the conditions above.

If you have any questions or you would like to further discuss the project or the acquisition offer, please feel free to call me at (916) 876-6220 or you may send correspondence to the address referenced above.

Sincerely,



Svetlana Vorontsov; Real Estate Officer II
Email: vorontsovs@saccounty.net

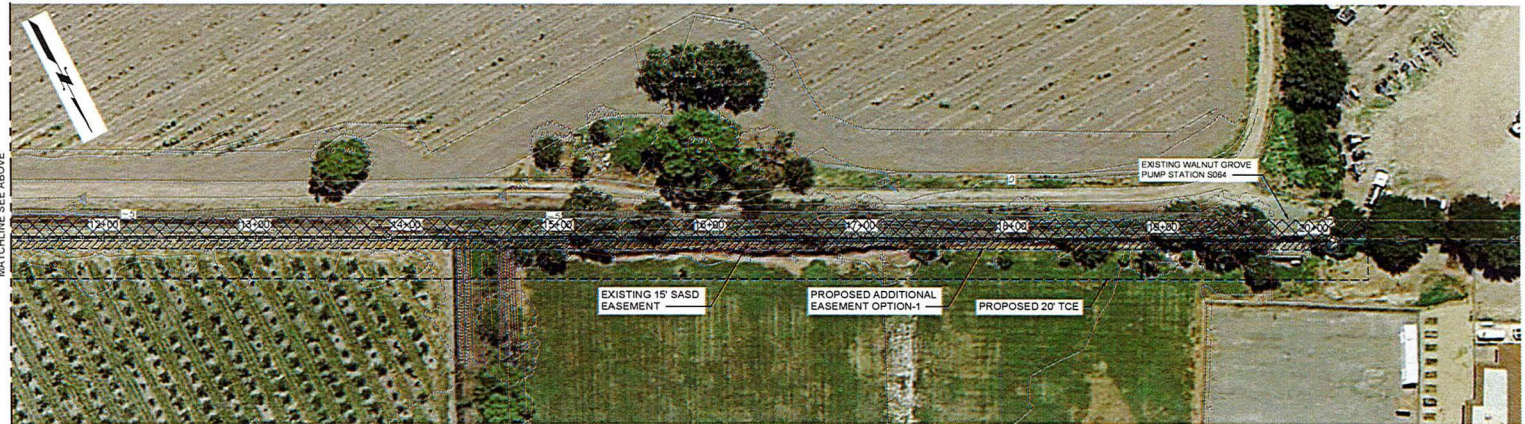
Enclosures

Cc: Hilary Masters



PLAN

SCALE: 1" = 40'



PLAN

SCALE: 1" = 40'

PLAN: P:\0303131666 - WALNUT GROVE PS ABANDONMENT\CD\03 - EASEMENT\OPTION-1.DWG, PLOT DATE: 30-JAN-2018 11:21 AM, CAD USER: LARRY BULLOCK

REVISIONS			
REV.	DESCRIPTION	BY	DATE

PRELIMINARY DESIGN
 THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL

SURVEY
 B.M.: --- ELEV.: ---
 DESC. ---
 PLANS: F.B.: ---
 PROFILE: F.B.: ---
 DATUM: ---



Brown and Caldwell
 SUBMITTED: _____ DATE: _____
 SUBMITTAL APPROVED: _____ DATE: _____

WALNUT GROVE PS S064 ABANDONMENT PROJECT
POTENTIAL EASEMENT OPTION 1

CONTRACT NO. CLN17
 FILE NAME: _____
 DRAWN: L. BULLOCK
 DESIGNED: L. EDWARDS
 CHECKED: M. HARRIS
 SHEET DATE: Jan 30, 2018
 SCALE: AS SHOWN
 VER: NONE
 SHEET 1 OF 1 SHEETS
 FIG = 1/OTS

RED File No.: 18-02-002
OWNER: River Delta USD
APNs: 146-0190-031; 146-0170-059
Project: SASD Walnut Grove PS
(S064) Abandonment Project

AGREEMENT FOR PURCHASE OF REAL PROPERTY

THIS Real Estate Purchase Agreement (hereinafter referred to as "Agreement"), is between Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700 (hereinafter referred to as "SASD"), and River Delta Unified School District, formerly known as River Delta Unified School District Of Sacramento, Solano And Yolo Counties, California, (hereinafter referred to as "Owner").

The parties hereby agree as follows:

1. PROPERTY.

Owner agrees to sell to SASD and SASD agrees to purchase from Owner pursuant to the terms and conditions set forth in this Agreement, an Easement for Sewer (hereinafter referred to as "Easement") and a Temporary Construction Easement (hereinafter referred to as "TCE"). Collectively, these terms are referred to herein as the "Property". Legal descriptions of the Easement and the TCE are attached hereto as Exhibits "A". Plats showing the locations of the Easement and the TCE are attached hereto as Exhibits "B". Owner affirms that it legally owns the property rights to be conveyed by the Easement and the TCE and is empowered to execute said conveyance documents and this Agreement. It is understood that said property rights are necessary for the construction of the Walnut Grove Pump Station (S064) Abandonment Project (hereinafter referred to as "Project").

2. DELIVERY OF DOCUMENTS.

The conveyance documents for the Property rights will be executed in a form supplied by SASD and delivered by Owner to SASD for processing recording and payment. SASD shall not be deemed to have accepted delivery of the Easement until such time as the Easement is recorded in the Official Records of the County of Sacramento, California. SASD shall pay all costs for processing and recording incurred in this transaction. The TCE shall not be recorded.

3. PURCHASE PRICE.

SASD shall pay to Owner the sum of \$2,300.00 (hereinafter referred to as Purchase Price"), for the Property, which the parties agree includes all improvements, damages, and severance, if any, when title to the Easement vests in the SASD.

4. PAYMENT OF MORTGAGE OR DEED OF TRUST.

Upon demand by any mortgagee under a mortgage or beneficiary under a deed of trust or lien holder with a lien recorded against the Property, made in writing to SASD prior to payment of the Purchase Price to the Owner, SASD may make payable to the mortgagee, beneficiary or lien holder entitled thereunder, an

amount not to exceed the Purchase Price under this Agreement. If this section is made applicable by the demand above described then the mortgagee or beneficiary shall furnish the Owner with good and sufficient receipt showing the monies credited against the indebtedness secured by said mortgage, lien or deed of trust.

5. POSSESSION.

Owner agrees that SASD, or its authorized agents or contractors, may enter upon the Property for purposes of performing activities related to and incidental to the construction of the Project, inclusive of the right to remove and dispose of improvements, upon the full execution of this Agreement ("Agreement Date") AND Owner's receipt of Purchase Price.

Notwithstanding the above, SASD's right to possession of the TCE area will be during the term defined in the TCE deed.

6. OWNER'S INDEMNIFICATION.

Owner covenants and agrees to indemnify and hold the SASD harmless from any and all claims that third parties may make or assert with respect to the title to the premises and any improvements.

7. OPTION TO EXTEND TEMPORARY CONSTRUCTION EASEMENT.

Owner agrees that upon the expiration of the TCE, SASD has the option to extend the term of the TCE, or any portion thereof, for up to twelve (12) months. The rate for the extended use of the TCE shall be \$0.0077 per square foot per month. It is further agreed and understood that SASD shall provide Owner with the written notice of its intent to extend the term of the TCE at least thirty (30) days prior to the expiration of the TCE.

8. RESTORATION OF TEMPORARY CONSTRUCTION EASEMENT.

Upon completion of the Project, SASD shall restore, replace or cause to be replaced said TCE area to a condition reasonably similar or like that condition which existed on the date of this Agreement. SASD agrees to coordinate its construction activities in a way that minimizes interference with Owner's use of the Property.

9. RE-CONSTRUCTION OF OWNER'S REMAINDER PROPERTY.

SASD and its authorized agents and contractors are hereby granted permission to enter onto Owner's remainder property to reconstruct Owner's driveways, walkways, and appurtenant areas as necessary to conform to Project improvements. The cost of such re-construction of the Owner's remainder property shall be borne by SASD. Owner is responsible for the reconstruction of all landscape areas, including re-grading and replanting any affected lawn and landscaped areas and repair and/or replacement of irrigation systems for which Owner has been compensated.

10. LEASE WARRANTY.

Owner warrants there are no oral or written leases on any portion of the Property exceeding a period of one month.

11. SASD'S USE AND LIABILITY.

SASD agrees to release Owner from any liability arising from SASD exercising its rights under this Agreement. Furthermore, SASD agrees to assume responsibility for any damages to Owner's property, other than the above mentioned landscaped areas, caused by reason of SASD's use of the Property under this Agreement and will, at SASD's option, either repair or pay for such damage.

12. GOVERNING LAW/SEVERABILITY.

This Agreement shall be governed by and construed in accordance with the laws of the State of California. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired.

13. PUBLIC PURPOSE.

Both Owner and SASD agree that SASD requires the Property for the Project, which is not now appropriated to a public use, and SASD can acquire the Property through the exercise of the power of eminent domain.

Both Owner and SASD recognize the expense, time, effort and risk to both Owner and SASD in failing to resolve a dispute over compensation for the Property by eminent domain litigation; and therefore the parties agree that the compensation set forth herein is in compromise and settlement in lieu of such litigation.

14. AUTHORITY AND EXECUTION.

This Agreement, which is valid only when executed by SASD, constitutes the complete understanding and Agreement of the parties hereto and no oral representation shall in any manner vary the terms hereof or be binding.

15. ENTIRE AGREEMENT.

The performance of this Agreement constitutes the entire consideration for the conveyances from Owner and shall relieve SASD of all further obligation or claim on this account, or on account of the location, grade or construction of the proposed public improvement and related facilities and/or structures. The obligations of the parties hereto shall survive the close of escrow.

16. COUNTERPARTS.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, by all of which, together, shall constitute one and the same instrument.

(Remainder of this page is intentionally left blank.)

This Agreement shall bind the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

SASD Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700

Owner River Delta Unified School District, formerly known as River Delta Unified School District Of Sacramento, Solano And Yolo Counties, California

Date: _____

Date: _____

By: _____

By: _____

Prabhakar Somavarapu
District Engineer
Under delegated authority by:
Resolution No.: SD-0267
Dated: October 11, 2017

Don T. Beno, Superintendent:

**REVIEWED AND APPROVED BY
DISTRICT COUNSEL:**

Deputy District Counsel

RECOMMENDED BY:

Svetlana Vorontsov
Real Estate Officer II
County of Sacramento

ATTACH:

- Exhibits "A" Legal Descriptions of Property
- Exhibits "B" Plats of Property

EXHIBIT "A"
SANITARY SEWER EASEMENT
LEGAL DESCRIPTION

All that real property situate in the County of Sacramento, State of California, being a portion of Section 35, Township 5 North, Range 4 East, Mount Diablo Meridian, being described as follows:

A strip of land the uniform width of 5.00 feet, measured at right angles, lying northeasterly of and contiguous to that certain sanitary sewer easement being 15.00 feet wide as described in that certain grant of easement recorded in Book 660928, at Page 463, Official Records of Sacramento County, the southwesterly line of said strip being more particularly described as follows;

COMMENCING at the most westerly corner of that certain tract of land designated "Parcel No. 17," as shown on that certain Document entitled "Map Showing Survey Control and Proposed Pipeline Easements for Walnut Grove Sewer Assessment District", Recorded in Book 5183, page 395, Sacramento County Official Records, thence along the southwesterly line of said Parcel No. 17 and said sanitary sewer easement, South 62°55'51" East 367.46 feet; thence leaving and perpendicular to last said line, North 27°04'09" East 15.00 feet to a point on the northeasterly line of said sanitary sewer easement, said point also being the **POINT OF BEGINNING**, thence South 62°55'51" East 552.69 feet terminating at the southeasterly line of the lands described in that certain deed recorded in Book 20001229, Page 1957, Official Records of Sacramento County and the **POINT OF TERMINATION**.

The sidelines of said strip shall be lengthened or shortened to terminate at last said southeasterly line.

EXCEPTING THEREFROM; that portion of said 5.00 wide strip lying within the lands of the Sacramento Area Sewer District as described in that certain grant deed recorded in Book 201000416, at Page 0796, Sacramento County Official Records.

EXHIBIT "A"

A Portion of
APN 146-0170-059 & 146-0190-031
Sanitary Sewer Easement
February 13, 2018
Page 2 of 2

Containing 2,623 square feet (0.06 acres), more or less.

The basis of bearings for this description is NAD 83, California Coordinate System (CCS83), Zone 2 (2011 epoch). All distances cited herein are ground values, which are the basis for the areas shown hereon. To obtain grid values multiply the distances by 0.99998206.

A plat labeled "Exhibit 'B'" depicting the above-described real property is attached hereto and made a part hereof.

End of Description

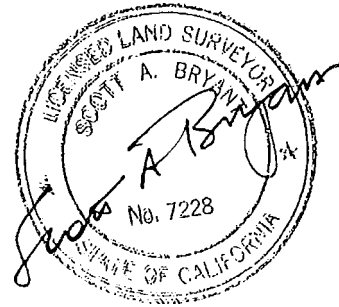
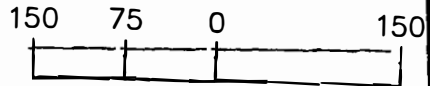


EXHIBIT 'B'



COUNTY OF SACRAMENTO
146-0170-067

AREA of EASEMENT
2,623±Sq.Ft./0.06±Ac.



(IN FEET)
1 INCH = 150 FEET

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0170-059

N27°04'09"E
15.00'

SACRAMENTO AREA SEWER
DISTRICT (24'x28')
APN 146-0170-031
PARCEL 4 of
2010-0416 O.R. 0796; S.C.R.

5' EASEMENT

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0190-031
20001229 O.R. 1957
S.C.R.

SOUTHEASTERLY LINE OF
20001229 O.R. 1957
S.C.R.

WALNUT GROVE LAND CO
APN 146-0190-032

P.O.C. & THE MOST WESTERLY
CORNER OF PARCEL 17
5183 O.R. 395, S.C.R.
GROVE STREET
N25°23'09"E 552.07'

670.38'
S62°55'51"E
367.46'

SEE SHEET 2

BRAD VAN LOBEN SELS
APN 146-0190-005

LEGEND

- Dim Point
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.O.T. Point of Termination
- S.C.R. Sacramento County Records

**SACRAMENTO AREA SEWER DISTRICT
SANITARY SEWER EASEMENT**

WALNUT GROVE

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

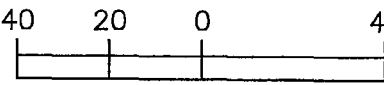
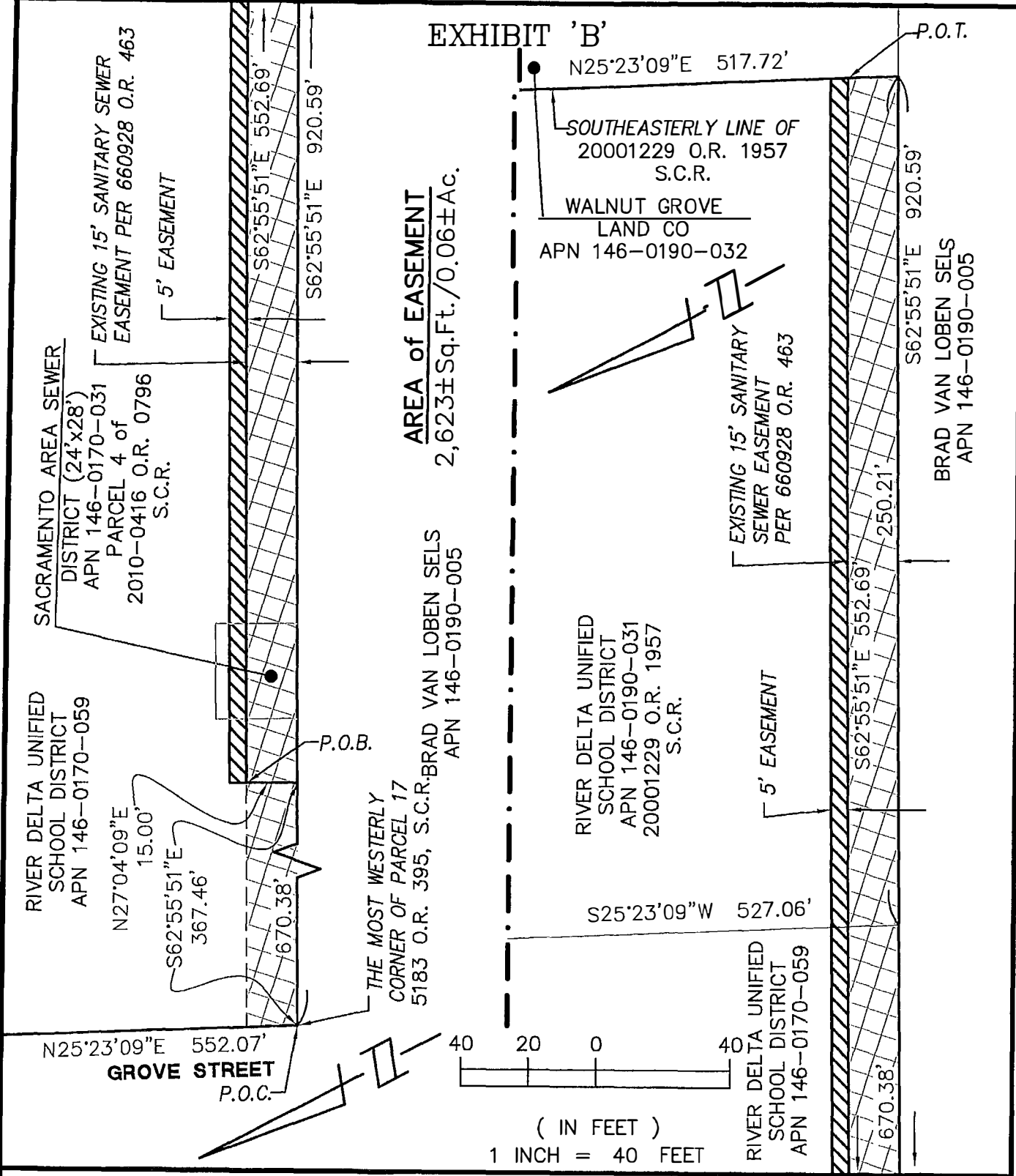
DATE: 02/13/2018 SCALE: 1" = 150'

DRWN. BY: JMC CHK. BY: SAB SHEET 1 OF 2

PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)

EXHIBIT 'B'



(IN FEET)
1 INCH = 40 FEET

**SACRAMENTO AREA SEWER DISTRICT
SANITARY SEWER EASEMENT**

WALNUT GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 02/13/2018	SCALE: 1" = 40'
DRWN. BY: JMC	CHK. BY: SAB
SHEET 2 OF 2	

PSOMAS
1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)

Plotted: Feb 13 2018 5:00 PM By: Josie.compbell
DWC - PA 66R0041700 Walnut Grove Purp Station SURVEY CIVIL3D 151066_Easement_School.dwg

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

All that real property situate in the County of Sacramento, State of California, being a portion of Section 35, Township 5 North, Range 4 East, Mount Diablo Meridian, also being a portion of that certain tract of land designated "Parcel No. 17" as shown on that certain document entitled "Map Showing Survey Control and Proposed Pipeline Easements for Walnut Grove Sewer Assessment District", recorded in Book 5183, Page 395, Official Records of Sacramento County, described as follows;

COMMENCING at the most westerly corner of that certain tract of land designated "Parcel No. 17," as shown on said document(5183 O.R. 395), thence along the southwesterly line thereof South $62^{\circ}55'51''$ East 367.46 feet; thence leaving and perpendicular to last said line North $27^{\circ}04'09''$ East 15.00 feet to a point on the northeasterly line of that certain sanitary sewer easement being 15.00 feet wide as described in that certain grant of easement recorded in Book 660928, at Page 462, Official Records of Sacramento County, said point also being the **POINT OF BEGINNING**; thence along said northeasterly line North $62^{\circ}55'51''$ West 20.00 feet; thence leaving and perpendicular to last said line North $27^{\circ}04'09''$ East 25.00 feet; thence South $62^{\circ}55'51''$ East 571.96 feet to the southeasterly line of the lands described in that certain grant deed recorded in Book 20001229, at Page 1957, Official Records of Sacramento County; thence along said southeasterly line South $25^{\circ}23'09''$ West 20.01 feet; thence leaving last said line North $62^{\circ}55'51''$ West 552.54 feet; thence South $27^{\circ}04'09''$ West 5.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM; that portion of the above described land lying within the lands of the Sacramento Area Sewer District as described in that certain grant deed recorded in Book 2010-0416, at Page 0796, Sacramento County Official Records.

EXHIBIT "A"

A Portion of
APN 146-0170-059 & 146-0190-031
Temporary Construction Easement
February 13, 2018
Page 2 of 2

Containing 11,433 square feet (0.26 acres), more or less.

The basis of bearings for this description is NAD 83, California Coordinate System (CCS83), Zone 2 (2011 epoch). All distances cited herein are ground values, which are the basis for the areas shown hereon. To obtain grid values multiply the distances by 0.99998206.

A plat labeled "Exhibit 'B'" depicting the above-described real property is attached hereto and made a part hereof.

End of Description

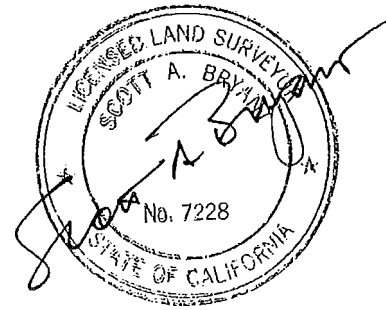
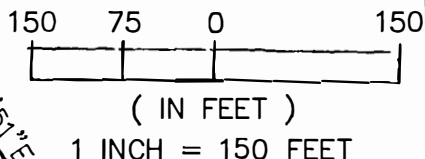
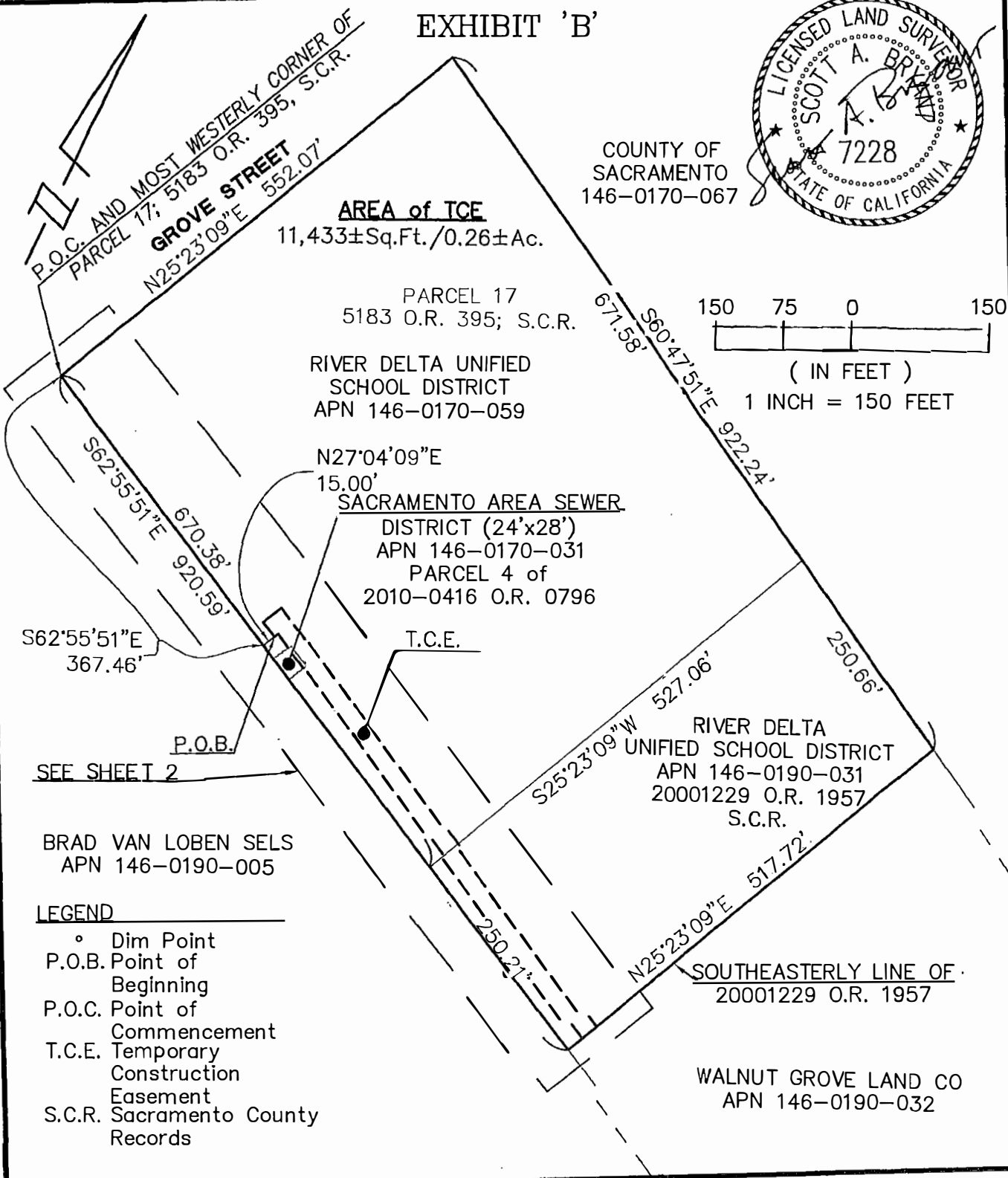


EXHIBIT 'B'



COUNTY OF SACRAMENTO
146-0170-067



AREA of TCE
11,433±Sq.Ft./0.26±Ac.

PARCEL 17
5183 O.R. 395; S.C.R.

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0170-059

N27°04'09"E
15.00'
SACRAMENTO AREA SEWER
DISTRICT (24'x28')
APN 146-0170-031
PARCEL 4 of
2010-0416 O.R. 0796

T.C.E.

RIVER DELTA
UNIFIED SCHOOL DISTRICT
APN 146-0190-031
20001229 O.R. 1957
S.C.R.

SOUTHEASTERLY LINE OF
20001229 O.R. 1957

WALNUT GROVE LAND CO
APN 146-0190-032

BRAD VAN LOBEN SELS
APN 146-0190-005

LEGEND

- Dim Point
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- T.C.E. Temporary Construction Easement
- S.C.R. Sacramento County Records

**SACRAMENTO AREA SEWER DISTRICT
TEMPORARY CONSTRUCTION EASEMENT**

WALNUT GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 02/13/2018	SCALE: 1" = 150'
DRWN. BY: JMC CHK. BY: SAB	SHEET 1 OF 2

PSOMAS
1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)

EXHIBIT 'B'

SOUTHEASTERLY LINE OF
20001229 O.R. 1957
S.C.R.

WALNUT GROVE
LAND CO
APN
146-0190-032

EXISTING 15' SANITARY
SEWER EASEMENT
PER 660928 O.R. 463

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0190-031
20001229 O.R. 1957
S.C.R.

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0170-059

BRAD VAN LOBEN SELS
APN 146-0190-005

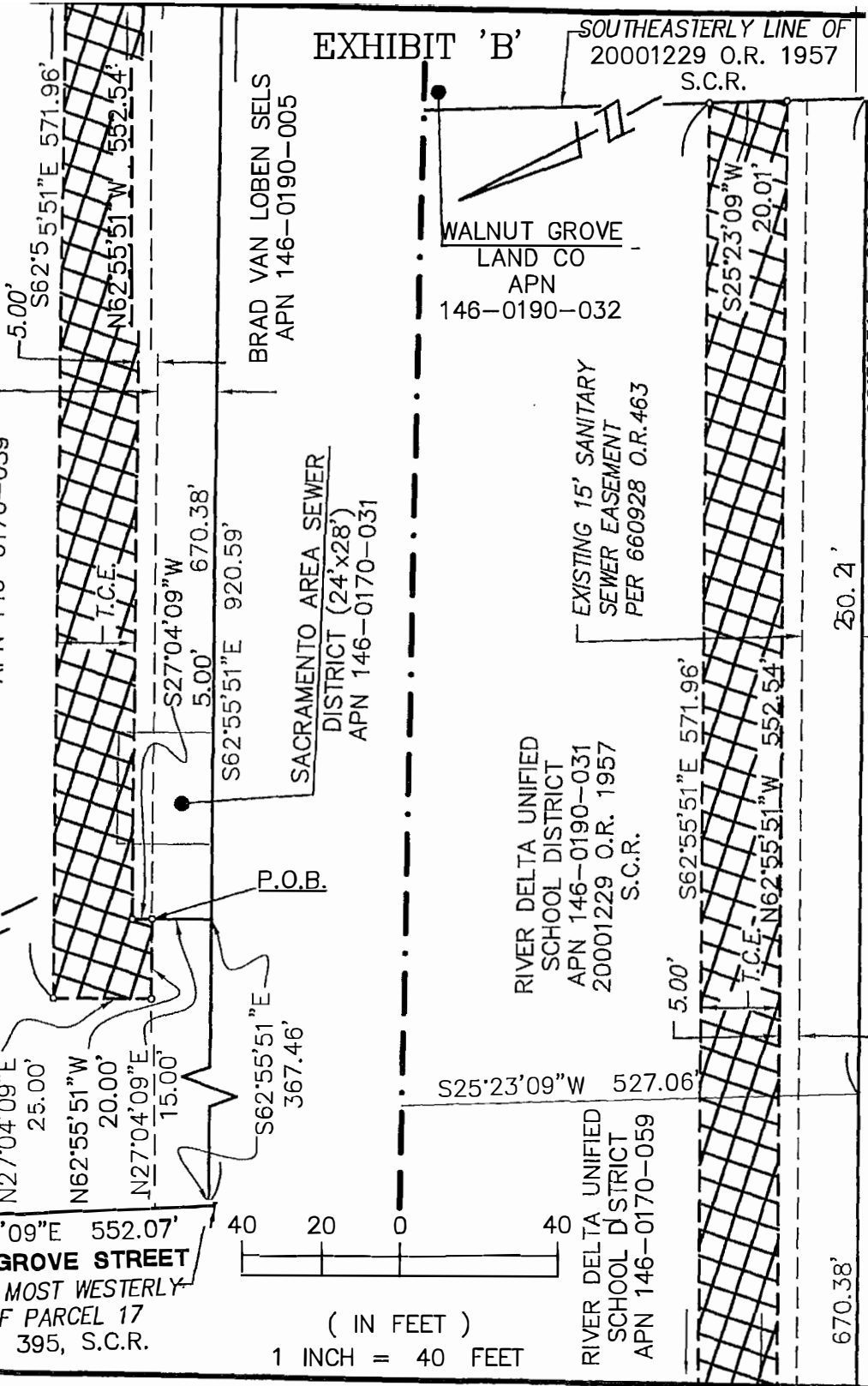
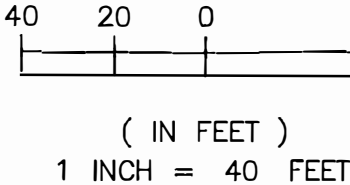
SACRAMENTO AREA SEWER
DISTRICT (24'x28')
APN 146-0170-031

BRAD VAN LOBEN SELS
APN 146-0190-005

AREA of TCE
11,433 ± Sq. Ft / 0.26 ± AC

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0170-059

N25°23'09"E 552.07'
GROVE STREET
P.O.C. & THE MOST WESTERLY
CORNER OF PARCEL 17
5183 O.R. 395, S.C.R.



**SACRAMENTO AREA SEWER DISTRICT
TEMPORARY CONSTRUCTION EASEMENT**

WALNUT GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 02/13/2018 SCALE: 1" = 40'
DRWN. BY: JMC CHK. BY: SAB SHEET 2 OF 2

PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)

Plotted: Feb 13 2018 4:47 PM By: Josie.campbell
swo_r_589041700_Walnut_Grove_Pub_Station SURVEY CIVIL 3D 151086_TCE_School.dwg

**WHEN RECORDED RETURN TO:
 REAL ESTATE DIVISION
 COUNTY OF SACRAMENTO
 3711 Branch Center Road
 Sacramento, CA 95827
 Mail Code 63-002**

**No Fee Document - Per Government Code 27383
 No Document Transfer Tax - Per R & T Code 11922**

Okay to Accept
Name/Date: _____
Print Name & Dept: Hilary Masters (SDA)
APN: 146-0190-031; 146-0170-059
Project Name & Dept: Walnut Grove PS S064
 Abandonment Project (SASD)

THIS SPACE FOR RECORDER'S USE ONLY

EASEMENT FOR SEWER

RIVER DELTA UNIFIED SCHOOL DISTRICT,

formerly known as River Delta Unified School District Of Sacramento, Solano And Yolo Counties, California (hereinafter referred to as "GRANTOR"), do(es) hereby grant to the Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700, (hereinafter referred to as "SASD"), an easement, for sewer purposes, (hereinafter referred to as "Easement"), inclusive of digging, constructing, reconstructing, repairing, operating, upgrading and forever maintaining sanitary sewer pipelines, of such dimensions as SASD shall deem necessary, together with all necessary appurtenances, including the right to excavate, construct, reconstruct, repair, operate, upgrade and forever maintain said facilities appertaining thereto, including a perpetual right of way over, under, upon and across all that real property, (hereinafter referred to as "Easement Area"), situated in the County of Sacramento, State of California, described as follows:

SEE EXHIBITS "A" and "B" attached hereto and made a part hereof;

together with the perpetual right of ingress to and egress from said Easement Area, for the purpose of exercising and performing all of the rights and privileges herein granted.

Any use of this Easement Area by GRANTOR or assignees or successors in interest, shall not be allowed without the prior written approval of SASD; except for the following uses (collectively, the "Allowable Uses"): (i) lawn or similar groundcover; (ii) areas planted with species whose mature growth does not exceed five (5) feet in height and which are not environmentally protected; or (iii) non-colored and non-patterned asphalt and concrete driveways, sidewalks, bikepaths, surface parking, curbs and gutters. Any of said Allowable Uses shall not be installed in a manner that will impede vehicular access by SASD for maintenance purposes. Other than the aforementioned Allowable Uses, each use proposed by GRANTOR must be approved in writing by SASD's District Engineer, with said approval being in the District Engineer's sole discretion, prior to construction within or use of the Easement Area by the GRANTOR. For any required written approval, the GRANTOR shall contact the SASD Main Office. All use activities, including but not limited to Allowable Uses, shall not in any way limit SASD's rights under this Easement. Even if SASD's District Engineer has approved the use within the Easement Area, SASD retains the right to remove all or any part of the approved use to allow SASD to use the Easement Area at any time pursuant to the rights granted herein. Except for the Allowable Uses identified above, SASD shall not be liable for any cost related to the removal or replacement of said improvements constructed by GRANTOR within the Easement Area.

[Signature page follows]

RED File No. 18-02-002

LOG No. _____

[Signature page to Easement for Sewer]

Warrant of Signature Authority. The Grantor warrants the signature appearing on this instrument of real property (i.e. Easement Deed, Grant Deed, Quit Claim Deed) has the legal and requisite signatory authority for the conveyance of Grantor's real property interest. Further, the Parties acknowledge and agree that this Grantee, which is a public entity, is relying on said Warrant of Signature Authority when accepting this real property instrument for recordation.

Dated this ____ day of _____, 20____

RIVER DELTA UNIFIED SCHOOL DISTRICT, formerly known as River Delta Unified School District Of Sacramento,
Solano And Yolo Counties, California

By: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

On _____ before me, _____, notary public,
date name of notary officer

personally appeared _____,
name(s) of signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

-----OPTIONAL SECTION-----

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

Title(s)

- PARTNER(S) LIMITED

- GENERAL

- ATTORNEY-IN-FACT

- TRUSTEE(S)

- GUARDIAN/CONSERVATOR

- OTHER: _____

SIGNER IS REPRESENTING:

Name of Person(s) or entity(ies)

OPTIONAL SECTION:

DATA REQUESTED HERE IS NOT REQUIRED BY LAW.

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

CERTIFICATE OF ACCEPTANCE

Sacramento Area Sewer District

This is to certify that the interest in real property conveyed by the within deed, the provisions of which are incorporated by this reference as though fully set forth in this Certification, to the Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700, is hereby accepted by the undersigned officer pursuant to authority conferred by Resolution No. SD-0267 of the Board of Directors of said District adopted on October 11, 2017 and the Grantee consents to recordation thereof by its duly authorized officer.

Prabhakar Somavarapu, District Engineer

Date

WHEN RECORDED RETURN TO:
REAL ESTATE DIVISION
COUNTY OF SACRAMENTO
3711 Branch Center Road
Sacramento, CA 95827
Mail Code 63-002

No Fee Document - Per Government Code 27383
No Document Transfer Tax - Per R & T Code 11922

Okay to Accept by

Signature & Date:

Print Name & Dept: Hilary Masters (SDA)

APN: 146-0190-031; 146-0170-059

Project Name & Dept: Walnut Grove PS S064 Abandonment
Project (SASD)

THIS SPACE FOR RECORDER'S USE ONLY

TEMPORARY CONSTRUCTION EASEMENT

RIVER DELTA UNIFIED SCHOOL DISTRICT,

formerly known as River Delta Unified School District Of Sacramento, Solano And Yolo Counties, California (hereinafter referred to as "Owner") do(es) hereby grant to Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700 (hereinafter referred to as "SASD"), a Temporary Construction Easement (hereinafter referred to as "TCE") for purposes of performing activities related to and incidental to the construction of the Walnut Grove Pump Station (S064) Abandonment Project (hereinafter referred to as "Project"), and other Project-related purposes upon, over and across that certain real property in the County of Sacramento, State of California, described as follows:

See Exhibits "A" and "B" attached hereto and made a part hereof;

Possession and use of the TCE area by SASD may commence on execution of the Agreement by SASD (Commencement Date). This TCE shall expire either on the date of completion of Project-related construction activities on Owner's property or TWELVE (12) MONTHS after the Commencement Date, whichever occurs first. Owner agrees that if the TCE Term expires before completion of Project, SASD has the option to extend the term of the TCE, or any portion thereof, for up to twelve months ("Extended Term"). The rate for use during the Extended Term shall be \$0.0077 per square foot per month. It is further agreed and understood that SASD shall provide Owner with the written notice of its intent to extend the term of the TCE at least thirty (30) days prior to the expiration of the TCE Term.

Warrant of Signature Authority. The Grantor warrants the signature appearing on this instrument of real property (i.e. Easement Deed, Grant Deed, Quitclaim Deed) has the legal and requisite signatory authority for the conveyance of Grantor's real property interest. Further, the Parties acknowledge and agree that this Grantee, which is a public entity, is relying on said Warrant of Signature Authority when accepting this real property instrument for recordation.

Dated this ____ day of _____, 20____

RIVER DELTA UNIFIED SCHOOL DISTRICT, formerly known as River Delta Unified School District Of Sacramento, Solano And Yolo Counties, California

By: _____

RED File No. 18-02-002

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

On _____ before me, _____, notary public,
date name of notary officer

personally appeared _____,
name(s) of signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Signature of Notary

-----OPTIONAL SECTION-----

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

Title(s)

- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

**SIGNER IS REPRESENTING:
 Name of Person(s) or entity(ies)**

OPTIONAL SECTION:

TITLE OR TYPE OF DOCUMENT: _____

DATA REQUESTED HERE IS NOT REQUIRED BY LAW.

NUMBER OF PAGES _____ DATE _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

CERTIFICATE OF ACCEPTANCE
Sacramento Area Sewer District

This is to certify that the interest in real property conveyed by the within deed, the provisions of which are incorporated by this reference as though fully set forth in this Certification, to the Sacramento Area Sewer District of Sacramento County, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700, is hereby accepted by the undersigned officer pursuant to authority conferred by Resolution No. SD-0267 of the Board of Directors of said District adopted on October 11, 2017, and the Grantee consents to recordation thereof by its duly authorized officer.

 District Engineer

 Date

STATEMENT OF AND SUMMARY OF THE BASIS FOR APPRAISAL

The following is a summary of the basis for the amount established as just compensation by an appraisal prepared in compliance with section 1255.010 Code of Civil Procedure and section 7267.2 of the Government Code. The appraisal was made in accordance with accepted appraisal principles, consistent with California valuation law. A statement of the appraisal process, which was the basis for the valuation conclusions, follows.

BASIC PROPERTY DATA

OWNER: River Delta Unified School District

APN: 146-0170-059; 146-0190-031

PROJECT: SASD Walnut Grove Pump Station Abandonment Project

PROPERTY ADDRESS: 14181 Grove Street, Walnut Grove, CA

DATE PROPERTY ACQUIRED BY OWNER: Over 5 Years

ZONING: SPA & AG-20

PRESENT USE: School

HIGHEST AND BEST USE (Site): Residential (with potential for development/subdivision)

VALUATION USE: Residential (with potential for development/subdivision)

TOTAL PROPERTY AREA: 11.39± Acres

PROPERTY RIGHTS PROPOSED TO BE ACQUIRED:

Permanent Sewer Easement – 0.060± Acre; TCE – 0.262± Acre

INCLUDING ACCESS RIGHTS? YES _____ NO X

DATE OF THIS VALUATION: 3-29-2018 VALUATION: \$2,300

VALUATION:

The three approaches to value which are in accordance with accepted appraisal principles and consistent with California valuation law are: 1) the sales comparison approach; 2) the cost approach; and 3) the income capitalization approach. One or more of these approaches was used:

SALES COMPARAISON APPROACH:

The sales comparison approach was X was not _____ used.

The sales comparison approach is used to derive a value indication by comparing the property being appraised to similar properties that have sold recently, applying appropriate units of comparison, and making adjustments to the comparables based on the elements of comparison. This is usually the preferred method of valuation when comparable sales data are available. The sales comparison approach was based on the consideration of comparable sales which sold within a reasonable time of the date of valuation.

Principal transactions supporting the determination of value are listed on Attachment “A”.

REPRODUCTION OR REPLACEMENT COST ANALYSIS

The reproduction or replacement cost analysis method was _____ was not X used.

THE INCOME APPROACH

The income approach was _____ was not X used.

SEVERANCE DAMAGES:

Severance damages were _____ were not X determined.

Severance damage is the damage, if any, caused to the remainder by (a) the severance of the remainder from the part taken, and/or (b) the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part taken.

Severance damages are determined by ascertaining the market value of the remainder as of the date of valuation and by deducting therefrom the market value of the remainder after the severance of the part being taken and the construction of the project in the manner proposed by the plaintiff. Compensation for severance damages is based on the project as proposed.

We have analyzed the subject property in the after condition, under the hypothetical assumption that the project has been completed in the manner proposed. The subject property is a developed school. The proposed acquisition is a pipeline easement which will be located along the south boundary. It is our opinion that the value of the remainder will remain the same in the after condition, as the school is not affected and the potential development of the site, as vacant, is not affected. Therefore, it is our opinion that there are no severance damages accruing to the remainder of this parcel as a result of this acquisition, and the construction of the project in the manner proposed.

NARRATIVE SUMMARY OF THE VALUATION PROCESS SUPPORTING COMPENATION:

The Sales Comparison Approach to value was used in this appraisal. While the subject is a developed school, as vacant it has a highest and best use of residential. A search of recent sales of similar size vacant residential sites in the surrounding area and greater Sacramento Delta region was undertaken in order to estimate the land value of the subject. Adjustments were then made between the differences between the subject and the comparables, including adjustments for time of sale. The estimated value for the land is \$40,000 per acre. 50% of fee simple was applied to the area to be acquired in sewer easement, as it is underground and the surface can continue to be used by the ownership. The Temporary construction easement was valued at a rental rate of 10% per year for a 1-year period.

NOTICE:

California Government Code §7267.2(a) provides that where the property is Owner occupied residential property and contains no more than four residential units, the homeowner shall, upon request, be allowed to review a copy of the appraisal from which the amount established as just compensation was derived.

Upon written request by an Owner-occupant of residential property which contains no more than four residential units, the homeowner will be provided with an opportunity to review said appraisal.

Conclusion of Just Compensation:

Our estimate of Just Compensation follows:

Value of Parts Taken

Permanent Sewer Easement 0.060± Acre x \$40,000/Acre x 50%	=	\$1,200.00
Onsite Improvements: Trees (to be replaced)	=	-0-
Estimated Severance Damages	=	<u>\$ 0</u>
Less Benefits	=	<u>\$ 0</u>
Net Severance Damages	=	-0-
Costs to Cure: None	=	-0-
Temporary Construction Easement 0.262± Acre x \$40,000/Acre x 10%	=	\$1,048.00
Construction Contract Work: Replace trees and landscaping		
TOTAL ESTIMATED JUST COMPENSATION (ROUNDED)		\$2,300

This *Appraisal Summary Statement* has been prepared in compliance with California Government Code Section 7267.2 and Code of Civil Procedure Section 1255.010. This is not an appraisal report and may not be relied upon as such. This *Appraisal Summary Statement* does not meet the requirements of an *Appraisal Report* as specified in the *Uniform Standards of Professional Appraisal Practice* and is not intended to. It only includes portions of the *Appraisal Report*, as specified in the requirements of California Government Code Section 7267.2 and Code of Civil Procedure Section 1255.010.

Signature of Appraisers:

A handwritten signature in black ink, appearing to be 'D. Pattison', with a large loop at the top and a horizontal line extending to the left.

Dwight Pattison, SR/WA, IFAS
CA State Cert #AG009699
Expires September 11, 2018

A handwritten signature in black ink, appearing to be 'M. Pattison', with a large loop at the top and a horizontal line extending to the right.

Michael Pattison, SR/WA
CA State Cert #AG026061
Expires May 10, 2020

ATTACHMENT "A"

Comparable Land Data

Data	Location	Date	Price	Size(Ac)	Zoning	Price/Ac
1	S/sd Hood Franklin W/of Franklin 132-0262-006	Nov-15	\$210,000	5.21	AG-20	\$40,307
2	E. Sherman Island Levee Rd Rio Vista 158-0050-008	Current Listing	\$185,000	8.10	AG-80	\$22,840
3	E. Sherman Island Levee Rd Rio Vista 158-0070-052	Dec-17	\$170,000	11.75	AG-80	\$14,468
4	Jackson Blvd Isleton 157-0100-069, 070 071	Aug-17	\$135,000	13.73	MH	\$9,836
5	Franklin Blvd Point Pleasant 132-0223-005, 006	Oct-16	\$420,000	21.74	AG-20	\$19,319
6	28400 N. Thornton Rd N/of Barber Rd 001-110-36	Feb-15	\$445,000	22.09	AG-40	\$20,145

Pattison & Associates, Inc.

Real Estate Appraisals

APPRAISAL REPORT

***PARTIAL ACQUISITION FROM
RIVER DELTA UNIFIED SCHOOL DISTRICT PROPERTY
APN: 146-0170-059 & 146-0190-031
SACRAMENTO COUNTY, CALIFORNIA***

SASD WALNUT GROVE PUMP STATION ABANDONMENT PROJECT

AS OF: MARCH 29, 2018

PREPARED FOR:

***SACRAMENTO AREA SEWER DISTRICT
3711 BRANCH CENTER ROAD
SACRAMENTO, CA 95827***

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Addenda

- Comparable Data Map
- Comparable Data
- Legal Description of Area to be Acquired
- Letter to Property Owner
- Title Report
- Qualifications

Pattison & Associates, Inc.

Real Estate Appraisals

April 6, 2018

Svetlana Vorontsov
Real Estate Officer II
Sacramento Area Sewer District
3711 Branch Center Road
Sacramento, CA 95827

Re: Appraisal of proposed partial acquisitions from the River Delta Unified School District Property (APN#: 146-0170-059 and 146-0190-031) for the SASD Walnut Grove Pump Station Abandonment Project, Sacramento County, California

Dear Ms. Vorontsov:

In accordance with your request and authorization, we have prepared a narrative appraisal report of an appraisal on the property referenced above for the purpose of forming and expressing an opinion as to the market value of the portions of the subject property to be acquired by the Sacramento Area Sewer District for the SASD Walnut Grove Pump Station Abandonment Project. This report is intended to comply with the reporting requirements of an Appraisal Report, as set forth in Standards Rule 2-2(a) of USPAP.

Based on an inspection of the property and a review and analysis of market data, it is our opinion that the market value of the portions of the subject property to be acquired, in permanent sewer easement and temporary construction easement, as of March 29, 2018, is as indicated in the Summary of Factual Data and Conclusions on Page 2 of this report.

Your attention is invited to the attached pages which describe the property appraised, limiting conditions upon which the value opinions are premised, and the factual data and reasoning employed by us in arriving at our value judgments.

Respectfully submitted,

PATTISON & ASSOCIATES, INC.



Dwight Pattison, SR/WA, IFAS
CA State Cert. #AG009699



Michael Pattison, SR/WA
CA State Cert. #AG026061

SUMMARY OF FACTUAL DATA AND CONCLUSIONS

Owner: River Delta Unified School District

Assessor's Parcel No(s): 146-0170-059 & 146-0190-031

Location: South side Warehouse Lane, east of Grove Street, Walnut Grove, California

Legal Description: Please see Title Report in Addenda

Present Use: School

Highest and Best Use: Residential (Potential Development)

Zoning: SPA (Residential) & AG-20 (Agricultural)

Site Size: 11.39± Acres

Interest Appraised: Permanent Sewer Easement
Temporary Construction Easement

Date of Value: March 29, 2018

Appraised Value: \$2,300
(Portions to be Acquired)

ASSUMPTIONS AND LIMITING CONDITIONS

Standards Rule (S.R.) 2-1 of the *Standards of Professional Appraisal Practice of the Appraisal Institute* requires the appraiser to "clearly and accurately disclose any extraordinary assumption or limiting condition that directly affect" the report and indicate its impact on the value range. In compliance with S.R. 2-1 and to assist the reader in interpreting this report, such assumptions and limiting conditions are set forth as follows:

1. The conclusions and opinions expressed in this report apply to the date of value set forth in this report. The value estimated is market value in terms of financial arrangements equivalent to cash.
2. The appraiser assumes no responsibility for economic, physical, or demographic factors that may affect or alter the opinions in this report if said economic, physical, or demographic factors were not present as of the date of the letter of transmittal accompanying this report. The appraiser is not obligated to predict future political, economic, or social trends.
3. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either expressed or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was provided by our client and is considered reliable. Title is assumed marketable, free and clear of all liens, encumbrances, easements, and restrictions except those specifically discussed in the report. The property is valued assuming it to be under responsible ownership and competent management and available for its highest and best use.
5. The appraiser assumes no responsibility for hidden or unapparent conditions of the property's subsoil, ground water, or structures that render the subject properties more or less valuable. No responsibility is assumed for arranging for engineering, geologic, or environmental studies that may be required to discover such hidden or unapparent conditions.
6. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property which material or substance possesses or may possess toxic, hazardous, and/or other harmful and/or dangerous characteristics. Unless otherwise stated in the report, the appraiser did not become aware of the presence of any such material or substance during the appraiser's inspection of the subject property. However, the appraiser is not qualified to investigate or test for the presence of such materials or substances. The presence of such materials or substances may adversely affect the value range of the subject property. The value estimated in this report is predicated on the assumption that no such material or substance is present on or in the

subject property on in such proximity; thereto that it would cause a loss in value. The appraiser assumes no responsibility for the presence of any such substance or material on or in the subject property, nor for any expertise or engineering knowledge required to discover the presence of such substance or material. Unless otherwise stated, this report assumes the subject property is in compliance with all federal, state, and local environmental laws, regulations, and rules.

7. Unless otherwise stated, the subject property is valued assuming it to be in full compliance with all applicable zoning and land use regulations and restrictions.
8. Unless otherwise stated, the property is valued assuming that all required licenses, permits, certificates, consents or other legislative and/or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. No engineering survey was made by the appraiser. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable and no encroachment of the subject property is considered to exist.
10. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
11. Maps, plats, and exhibits included in this report are for illustration only to serve as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from this report.
12. No opinion is intended to be expressed for matters that require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
13. Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated purpose.
14. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance of said hearing. Further, unless otherwise indicated, separate arrangements shall be made concerning compensation for the appraiser's time to prepare for and attend any such hearing.
15. In the event that appraiser is subpoenaed for a deposition or judicial or administrative proceeding and is ordered to produce the appraisal report and files, appraiser shall immediately notify the client. Appraiser shall appear at the deposition or judicial or administrative hearing with the appraisal report and files and answer all questions unless client provides appraiser with legal counsel who instructs appraiser not to appear, instructs appraiser not to produce certain documents, or instructs appraiser not to answer certain questions. It shall be the responsibility of client to obtain a protective order.

-
16. The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the property's value.
 17. The appraiser is not qualified to detect the presence of any threatened or endangered species. The client is urged to retain an expert in this field if there is any question as to the existence of any threatened or endangered species. The value estimated in the report assumes that no threatened or endangered species is present on the property.
 18. A Limited Environmental Review was not provided to the appraiser by the client. The appraiser is not an expert in biological or environmental matters and strongly suggests that the client and or future user of the subject site obtain a biological and environmental assessment prior to any activity on the property. The value conclusion assumes that property in compliance with all local, regional, and State environmental approvals, including those required by CEQA through California Public Utilities Code 851. The appraiser assumes no responsibility for any failure of obtaining proper environmental clearances.

Extraordinary Assumptions

There are no extraordinary assumptions applied in this appraisal.

Hypothetical Conditions

This appraisal is subject to the following hypothetical conditions, which may have a significant effect on the valuation of the subject property:

1. The appraisal problem is to estimate the market value of the area to be acquired, ignoring project influence. Thus, the value estimate in the before condition is based on the hypothetical condition that the subject project does not exist.
2. To estimate severance damages and benefits, we must value the remainder in the after condition, taking into account the acquisition, under the hypothetical condition that the project has been completed in the manner proposed.

CERTIFICATION OF DWIGHT PATTISON

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, unbiased professional analyses, opinions and conclusions of the appraisers.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Pattison & Associates, Inc.'s compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this report.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and Standards of Practice of the International Right of Way Association and the National Association of Independent Fee Appraisers.



Dwight Pattison, SR/WA, IFAS
CA State Cert #AG009699

CERTIFICATION OF MICHAEL PATTISON

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, unbiased professional analyses, opinions and conclusions of the appraisers.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Pattison & Associates, Inc.'s compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this report.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and Standards of Practice of the International Right of Way Association and Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.



Michael Pattison, SR/WA
CA State Cert #AG026061

PURPOSE AND INTENDED USE OF APPRAISAL

The purpose of this report is to develop an opinion of the just compensation to be paid to the owner for acquiring a portion of one property, in permanent sewer easement and temporary construction easement. The subject property is the Walnut Grove Elementary School, located on the south side of Warehouse Lane, just east of Grove Street (14181 Grove Street), Walnut Grove, California. Just compensation will be based on the Fair Market Value of the property, using the Definition of Market Value on page 9 in this report and as stated in the California Code of Civil Procedure 1263.320. The value estimated is market value in terms of financial arrangements equivalent to cash. The intended use of the report is for acquisition of the proposed easements by the Sacramento Area Sewer District for the Walnut Grove Pump Station Abandonment Project. This report is not intended for any other use.

CLIENT AND INTENDED USERS OF REPORT

Our client is identified as the Sacramento Area Sewer District. The intended users of this report are staff of the Sacramento Area Sewer District. Use of this report by others is not intended by the appraisers.

EFFECTIVE DATE OF VALUE

The effective date of value for this appraisal is March 29, 2018. This is the date the appraisers made their final inspection of the subject property and is the date the value opinion applies.

DATE OF REPORT

This appraisal report is dated April 6, 2018. This is the date the appraisers completed and signed the report.

INTEREST APPRAISED

Permanent Sewer Easement
Temporary Construction Easement

DEFINITION OF MARKET VALUE*

(a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

(b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

*Source: California Code of Civil Procedure 1263.320.

DEFINITION OF LARGER PARCEL

When appraising a partial acquisition, it is important to identify the larger parcel. The Dictionary of Real Estate Appraisal, 2nd Edition defines the larger parcel as: *In condemnation, the portion of a property that has unity of ownership, contiguity and unity of use, the three conditions that establish the larger parcel for the consideration of severance damages in most states. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.* In the case of the subject property, the school consists of two contiguous parcels, and both are affected. It is our opinion that since they are owned by the same ownership, used together, contiguous and both are affected, that the two parcels together must be considered one legal larger parcel. Therefore, it is our opinion that these two parcels, together, (APNs 146-0170-059 & 146-0190-031) meet the legal definition of the larger parcel, as stated above.

DEFINITION OF EXPOSURE TIME*

The length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Based on the comparable data utilized in this report, and a review of other sales and listings of vacant rural residential properties in the area, a reasonable exposure time of up to one year was considered in our market value opinion.

*Source: This definition is published in the definitions section of the 2018-19 Edition of USPAP, ©The Appraisal Foundation.

GOVERNMENT COMPLIANCE

In compliance with Government Code section 7267.1 (b) the property owner in this report was notified by mail of the proposed acquisition and preparation of the appraisal. The owner was given the opportunity to accompany the appraisers on the inspection or to discuss the appraisal via telephone. The appraisers spoke with Craig Hamblin, Director of Maintenance, Operations and Transportation of the River Delta Unified School District. He gave the appraisers permission to inspect the property the week of March 26-30, 2018, as school was on break. The appraisers inspected the property on March 29, 2018. A copy of the letter sent to the owner is located in the addenda of this report.

SCOPE OF THE APPRAISAL

In the performance of this assignment and preparation of this report, the appraisers inspected the subject property on March 29, 2018 with the real estate officer for SASD. Photographs of the property were taken during this inspection.

The appraisers secured information regarding assessments, zoning and utilities from various sources, including a title report, the County of Sacramento Planning Department, the Sacramento County Assessor's Office and the Sacramento County Recorder.

The appraisers reviewed competitive uses and interviewed informed persons regarding the subject property and comparable properties. These interviews included real estate professionals and the County of Sacramento Planning Department. Based on these interviews, the appraisers have determined that the highest and best use of the subject property is as improved, a school. However, this is a special use, and if vacant, the highest and best use of the site would be for residential use, with some potential for development/subdivision.

The subject property is improved with a school, but the improvements are not affected. Thus, only a land value will be required to estimate the value of the portions of the subject property to be acquired. The Sales Comparison Approach is the most reliable approach for estimating the market value of the land. The Cost Approach and Income Approach are not considered to be applicable in estimating the value of the area to be acquired. Based on the above reasoning, this appraisal will concentrate on only the Sales Comparison Approach to value for estimating the value of the area to be acquired.

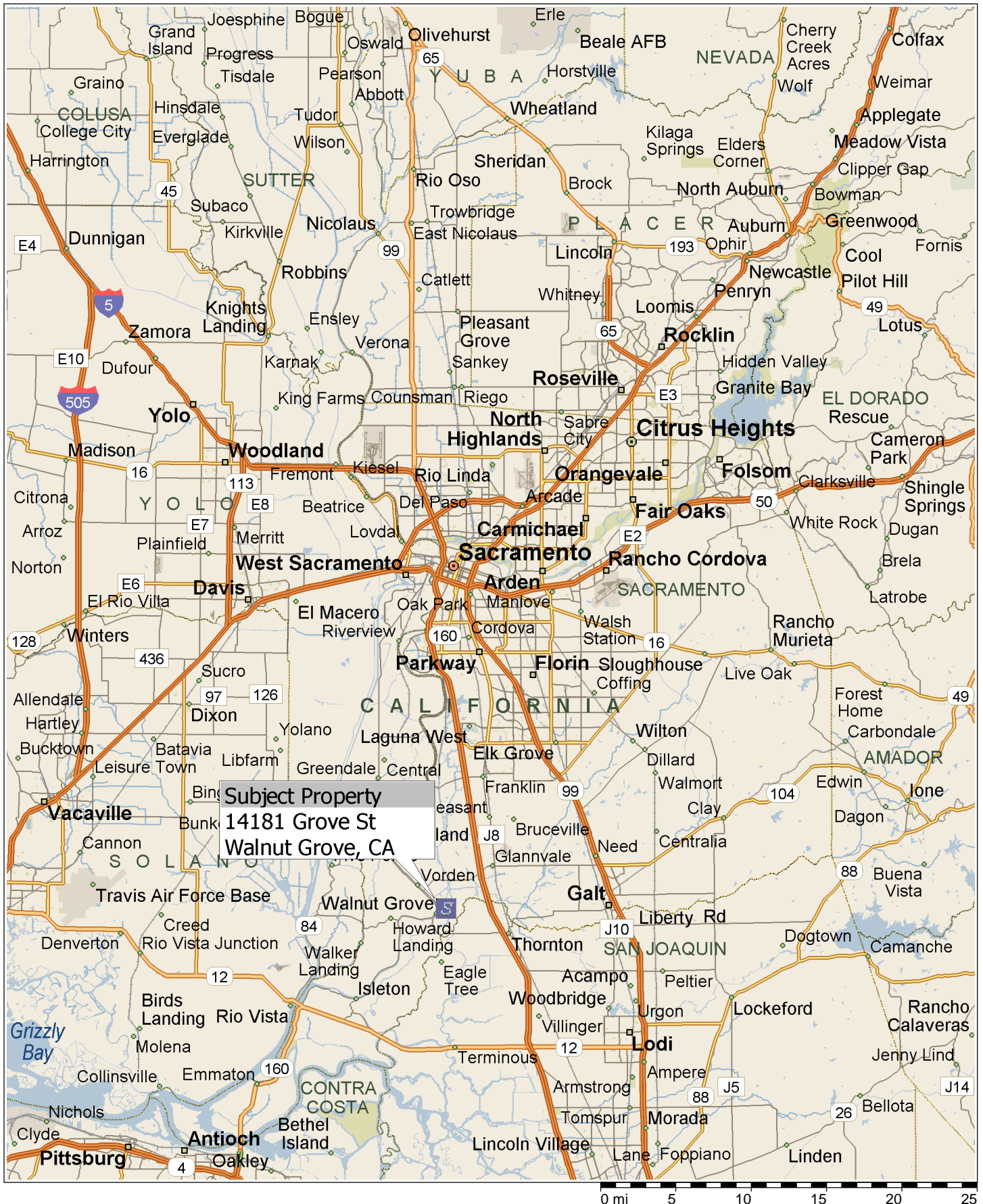
For the Sales Comparison Approach, the appraisers have investigated sales and listings of comparable rural residential properties in the surrounding area for use as comparable data. The

search extended retroactively for approximately three years. All sales used in comparison to the subject properties were personally inspected by the appraisers.

Sources used in obtaining sale information included: public records (deed recording, County of Sacramento tax assessment records), MLS data, Costar data, Parcelquest data, local real estate agents, other appraisers, and field inspections and verifications of comparable properties. Market data gathered included sales and listings of rural residential sites somewhat similar in size to the subject property. All sales applied in the analysis are summarized in the valuation section of this report and a sale sheet for each sale is located in the addendum of this report.

Once the land value of the subject property was determined, the value of the area to be acquired was calculated based on the determined value per acre. The temporary construction easement was calculated based on an annual rental rate of 10%. Subsequently, a severance damage and benefits analysis was conducted. To determine if there are any severance damages and/or benefits, the subject property was analyzed in the before condition, under the hypothetical condition that the project does not exist, and again in the after condition, under the hypothetical condition that the proposed acquisition was completed and the project was constructed in the manner proposed.

REGIONAL MAP



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Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

REGIONAL DESCRIPTION

Introduction

The Sacramento Metropolitan Area, of which the subject property is a part, is recognized as a metropolitan area of major importance to both California and the nation.

Significant characteristics include:

- Strategic location
- Good topography
- Comparatively abundant and inexpensive land
- Lack of geographic barriers
- Relatively affordable housing
- Good quality of life
- Good infrastructure
- Relatively inexpensive energy
- Moderate climate

Geographically speaking, the metroplex can be said to have grown outward from the confluence of the Sacramento and American Rivers.

Sacramento City and County still contain the vast majority of the area's population and urban development. However, the metroplex includes part of six counties - Sacramento, Yolo, Placer, El Dorado, Sutter and Yuba. The U.S. Department of Commerce and most other sources of econometric and demographic data include the entire six counties in the Sacramento Metropolitan Area. The majority of residents in Yolo, Placer, and El Dorado counties are concentrated proximal to the Sacramento Community lines. The southern portions of Yuba and Sutter Counties are primarily agricultural at this time. Therefore, in reality, the Sacramento Metropolitan Area is more accurately defined as bounded on the north by the Bear River in southern Sutter and Yuba Counties and the City of Lincoln in Placer County; on the east by Auburn, the Placer County seat, and Placerville, the El Dorado County seat; on the south by the City of Galt, just north of the San Joaquin County line; and on the west by the Yolo County cities of Woodland, the County seat, and Davis, site of a major campus of the University of California.

Sacramento County is principally level, rising gently to the east from the Sacramento River, remaining flat and clear until the beginning of the foothills where the terrain becomes rolling and hilly. The highest elevation, 825 feet, is the northeastern corner of the county. The lowest, 15 feet below sea level, is in the reclaimed swampland of the Delta, which extends into the southwestern corner of the County. Principally the American, Cosumnes, and Sacramento Rivers drain the county.

Placer County offers the greatest variation, among the six counties, in elevation and land terrain. From a minimum of 40 feet in the southwestern corner, the land rises to an elevation of over 9,000 feet at the west ridge of Mt. Baldy in the Sierra Nevada Mountains. Over much of its length, the county lies between the Bear and American Rivers.

El Dorado County stretches 70 miles from the Central Valley in the west, across the foothills and the Sierra Nevada, to the Nevada State border on the east. The elevation along Highway 50, the main east-west route, range from about 500 feet near Folsom Lake in the west to more than 7,000 feet at Echo Summit in the east. The county is drained mainly by branches of the American River that empties into the Sacramento River beyond the county's western boundary.

Yolo County, with the exception of the foothills just within its western boundary, is relatively level, sloping gently from an elevation of 400 feet in the west to 10 feet near its southeastern corner. 70% of the county's total area is alluvial plain covered by rich topsoil. The county is cut by two major streams, Cache Creek and Putah Creek, which empty into the Sacramento River.

Sutter County, one of the State's leading agricultural counties, runs north from near the confluence of the Sacramento and Feather Rivers with these two rivers becoming the east and west boundaries. Nearly the entire county is less than 100 feet above sea level, other than the Sutter Buttes, a small mountain range located in the northern portion of the county. Similar to Yolo County, the area is covered by rich topsoil featuring many vegetable and orchard crops.

Yuba County's topography is similar to that of Placer, but does not rise as far to the east into the mountains. The Feather River is primarily the western boundary at sea level and the eastern portions of the county rise to an elevation of nearly 5,000 feet at Sugar Pine Mountain. The western portion is primarily agricultural, similar to Sutter County and the eastern portion is mountainous and sparsely settled.

Climate

Within the metroplex, the climate is mild in winter and warm in summer. Daytime highs during the winter months average in the 50's and overnight lows are generally in the 30's. Daytime highs during the summer months average in the 80's and 90's. Overnight lows are generally in the 60's. Except in the upper foothills, near Placerville and Auburn, spring begins in late February or early March and is characterized by days in the 60's and 70's and nights mostly in the 40's. Fall weather usually begins in October with days mostly in the 70's and nights in the 50's.

Rainfall averages between 18 and 20 inches a year, with most of the precipitation occurring between November and April. Light snow occasionally falls in the Auburn and Placerville areas, but in the rest of the metroplex even a vagrant snowflake is an extreme rarity.

Population

The Sacramento Area Council of Governments estimates the six county metropolitan area to have a combined population of just over 2,439,000 as of April 1, 2016. The Sacramento Metropolitan Area accounts for approximately 6% of the total California population which was reported to be 39,300,000.

Economy

The Sacramento area, during the economic recession from 2007-2012, saw a large loss of jobs, estimated at over 50,000. This reflected a 2.7% decline. This followed an increase of over 60,000 jobs between 2002 and 2007. The employment base was estimated at approximately 905,000 jobs at the end of 2012. As of January 2018, that number stands at 983,600. Much of this increase has been in the construction industry as the economy has rebounded and home construction is once again a primary source of employment. Government and trade jobs still account for a large portion of the workforce, and these are "white collar" government jobs as the area's three military bases closed in the mid 1990's.

Two major trends had long-term positive effects on the economic development of the Sacramento area. One was the population shift away from the coastal metropolitan area of California toward inland regions. The other was the marked shift locally, from an economy based on agriculture and government to a balanced economy, including strong manufacturing service sectors and high-tech industry.

Sacramento County

Sacramento County has an effective buying income (EBI) greater than 15 states. The per-capita EBI here ranks Sacramento fourth among metropolitan areas in California, and the state's large metropolitan areas are among the richest in the nation.

Trade and services, together, provide more than 40% of all jobs and government provides another 25%. Although food processing is the most important manufacturing industry, other nondurable goods manufacturing, as well as a variety of durable goods industries, provide a substantial number of jobs. During the economic downturn from 2007 to 2012, Sacramento County's population grew only 2% to approximately 1,445,000. But over the past five years it has

grown another 4.8%, and now stands at 1,515,000 according to the State Department of Finance Report dated January, 2017.

Sacramento is home to one professional basketball team. The Sacramento Kings of the NBA play their home games at the new Golden 1 Arena in Downtown Sacramento. This 17,500-seat arena was completed in October 2016 and is considered the most technologically advanced arena in professional sports (*Wired Magazine*, June 2016).

Placer County

Placer County, traditionally, has relied heavily on the railroad industry, the lumber and wood products industry, and agriculture for jobs. More recently, with substantial population growth and greater consumer demand, jobs in retail trade, the service industries, and in construction have gained importance. In addition, manufacturing activities in the Roseville area are expected to continue to expand over the next few years.

The Highway 65 Bypass has provided freeway access to what was a previously limited-access area in the Northeast Roseville/East Rocklin area and has stimulated industrial, commercial and residential growth along this corridor as far north as Lincoln. Roseville and Citrus Heights, directly across the line in Sacramento County, are adjacent with no vacant land between. Placer County's population stood at 382,837 as of January 1, 2017, a 1.8% increase from the previous year.

El Dorado County

Slightly more than half of all the employment opportunities in the county each year are in the service and trade industries and government. Tourism is the county's economic base, with the South Lake Tahoe area being the most visited. A large high technology and business park is located in El Dorado Hills. Commercial and industrial development also has occurred in Cameron Park. El Dorado County had a population of 185,062 as of January 1, 2017.

Yolo County

Yolo County's economy is primarily agricultural with a relatively high number of jobs relating to the production or processing of farm products. There are a number of other manufacturing industries in the county, as well as a large campus of the University of California, which together provide a substantial number of jobs. Access to transportation is excellent, with highway, rail, water, and air facilities available within or immediately adjacent to the county.

Yolo County contains four incorporated cities, Woodland (the county seat), Davis (location of the University of California campus), Winters, and the City of West Sacramento. West Sacramento contains the Port of Sacramento, which mid-sized ocean-going ships can reach via a 42-mile deep-water channel from San Francisco Bay.

The Port of Sacramento's ship channel was deepened and widened in a 5-year \$45 million project in 1993. The deeper channel now allows incoming ships to carry larger loads, further increasing the Port's importance.

West Sacramento is the headquarters for a number of large trucking businesses, and it houses the head offices of the largest area supermarket chain, Raley's Inc. It is also the current home of the Sacramento River Cats, the AAA affiliate of the San Francisco Giants. The team plays its home games at Raley Field, a 12,000± seat ballpark completed in 2000. Yolo County has a population as of January 1, 2017 of 218,896.

Sutter County

Sutter County lies directly north of Sacramento County, and is primarily an agricultural county developed with orchards, cultivated lands, and rice fields. Agriculture has always been the economic base of the county, although in the past 30 years there has been an influx of people living in Sutter County and commuting to employment in the Sacramento area. Highway 99, which bisects the Natomas Basin in a north-south alignment, provides the primary access to Sutter County from the Sacramento area. It should also be noted that a large portion of the southern part of Sutter County is within the Natomas Basin, as the Sacramento-Sutter County Line is just north of the Sacramento International Airport. Sutter County's population was 96,956 as of January 1, 2017.

Yuba County

The southwestern portion of Yuba County is very similar to Sutter County, in that it is an agricultural area developed with orchards, cultivated lands, and rice fields. The northeastern portion is mountainous as the county stretches into the Sierra Nevada range. Yuba County has also seen an increase in population in the southwest portion of the county and many of these residents commute to employment in the Sacramento area. Highway 70, which intersects with Highway 99 just north of the Natomas Basin, and Highway 65 which intersects with Interstate 80 in Roseville, provide access to Yuba County from the Sacramento area. Beale Air Force Base is located east of Marysville and occupies a large portion of the county in this area. Yuba County's population was 74,577 as of January 1, 2017.

Transportation

Two of the most common reasons businesses give for selecting the Sacramento area are its transportation system and utilities. Both are excellent and capable of being expanded to accommodate growth.

The State of California and other local interests have studied development of perimeter highways to link all the major freeways in the metropolitan area. Presently, there are no plans for this transportation link.

Sacramento International Airport is the principal passenger and air cargo facility for the entire region. It is located off Interstate 5 northwest of the City, about 12 minutes from the central business district and within 45 minutes of any point in the metropolitan area. The airport has two modern terminals. Terminal A was completed in November, 1998. In October, 2011 a \$1.03 billion terminal modernization project replaced the airport's original, aging Terminal B. The Central Terminal B complex is three times the size of the original Terminal B with the two parts of the complex – airside and landside – connected by an automated people mover. A new airport hotel was recently approved, after being on hold due to budgetary constraints.

Sacramento was the birthplace of railroad transportation in the West and still is an important rail hub. Its two principal carriers are among the largest in the nation. The largest Union Pacific switching yard in the western United States is located at Roseville.

Sacramento's light rail system went into operation in 1987. It was intended to help meet the growing transportation needs of the central city, the Highway 50 corridor and the Northeast area. The south corridor to Meadowview Road was added in 2002 and it recently was extended to Cosumnes River College in 2014. There are plans to extend the south area line further to Elk Grove and the northwest line to the airport.

Utilities

The Sacramento Municipal Utility District (SMUD), Pacific Gas and Electric Co., and the Roseville City Electric Department provide virtually all of the electrical energy in the Sacramento Metropolitan Statistical Area (SMSA). (Sierra Pacific Power Co. serves the Lake Tahoe area and the El Dorado Hills Community Services District has authority to purchase and sell electricity that would result in its leasing or buying PG & E's facilities there.) SMUD is the largest electricity provider by far in the SMSA in terms of hookups. PG & E serves the largest geographic area in the SMSA. It supplies electricity to all of Yolo County, most of El Dorado and Placer Counties and the part of Sacramento County not served by SMUD. PG & E supplies natural gas to the

Sacramento area and all other parts of Northern and Southern California where such service is available (Sparsely populated areas and outlying communities generally rely on propane or electricity).

Municipalities in the region have their own internal sewage systems. Some, but not all, are linked to the regional treatment plant. Unincorporated areas not within the Sacramento Regional County Sanitation District generally have their own sanitation districts. Solid waste management throughout the region is by sanitary landfill. Most larger jurisdictions now operate their own collection systems, although some contract with private firms. Private firms also offer services to commercial and industrial firms and larger residential customers.

AT & T, who is a successor to Pacific Bell, is the largest supplier of telephone service in the Sacramento Area. Sacramento is an important headquarters for AT & T. Service in 38 of California's 58 counties is managed from here. Consolidated Communications, Inc. (formerly Surewest), successor to The Roseville Telephone Company, has a service area of 83 square miles which includes Citrus Heights and the Folsom Lake area. Frontier, a subsidiary of Citizens Utilities, provides telephone service in the Elk Grove area.

Government

The 58 counties in California are subdivisions of state government. With the exception of the City and County of San Francisco, they vary little from one another in structure and function. Each has a board of supervisors whose five members are elected for 4-year terms to represent districts of equal population. Members usually take turns serving as chair. The board appoints an executive officer to carry out its directives and oversee the day-to-day operations of county government. All of the counties also have other elected officials, but their number and responsibilities vary somewhat from county to county. Most of the cities in the SMSA elect five council members on an at-large basis, but some (like Sacramento) elect more. In some cities, the mayor is the council member who receives the largest number of votes; in some, the council members elect a mayor from among their own number; and there are others (Sacramento and Elk Grove, for example) that elect a mayor via a general election.

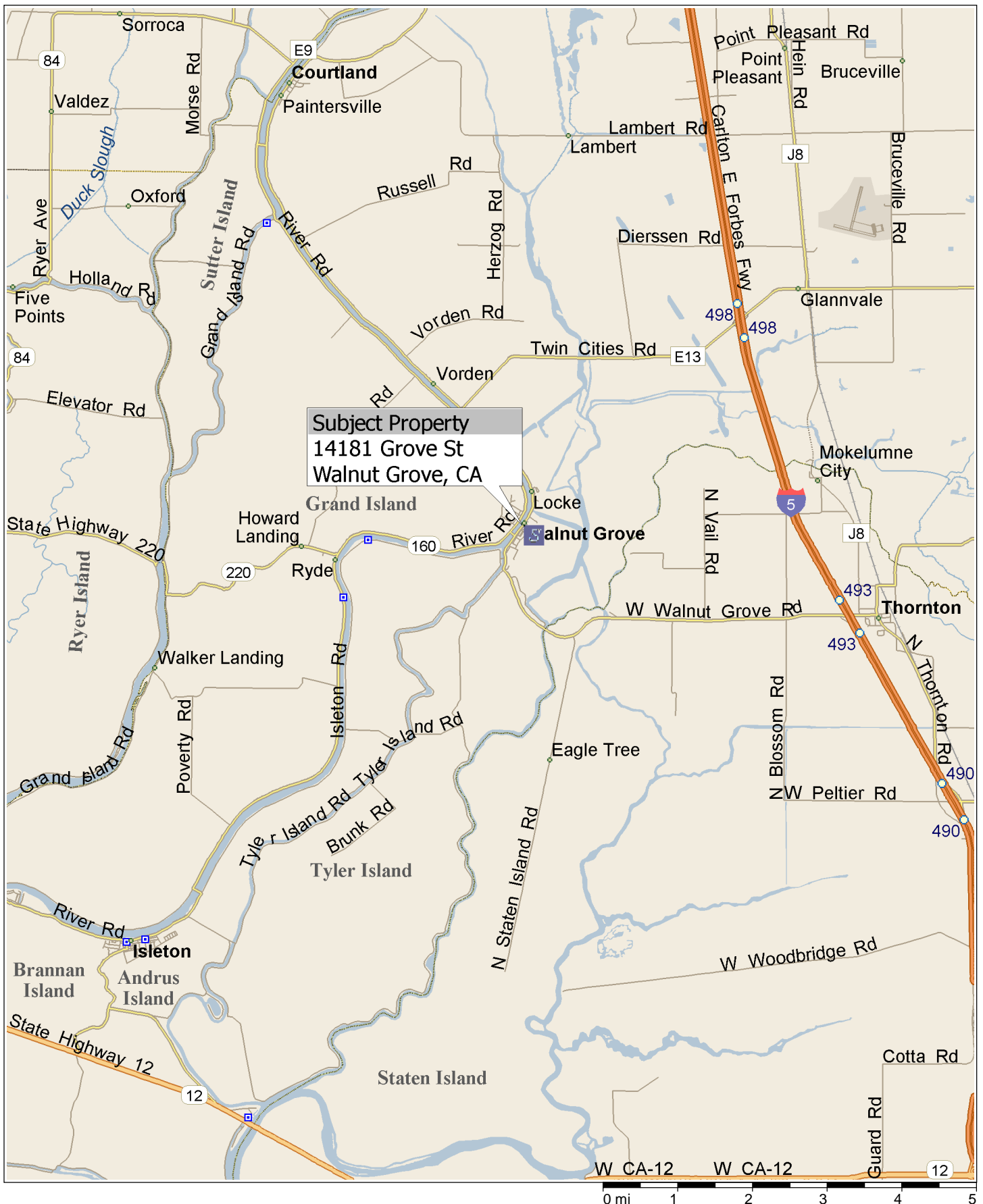
Property taxes are the principal source of revenue for the general operations of local government in California. The source has been under constraint since 1978 when voters approved Proposition 13. The initiative measure amended the California Constitution to limit taxation. The rate for all property subject to local taxation can be increased only 2% per year for property that has not been transferred. Under transfer, the assessed value is reappraised to reflect market value, but the 2% cap remains in effect each year thereafter. It should be noted that repayment of general

obligation indebtedness incurred prior to June 1978 is not subject to the 1% limit, so the property tax rates in some areas can be as high as 1.25%.

Conclusion

Overall, the Sacramento Metropolitan Area has much to offer in terms of transportation, land, buildings, and work force, including a well-educated population. The quality of life is good, outdoor recreation is available, and the cost of business facilities, land and housing are among the lowest in California. As a result, the rate of economic and population growth has remained stable and consistent with the other large metropolitan areas of the state.

MARKET AREA MAP



MARKET AREA DESCRIPTION

General Description

The subject property is located in southern Sacramento County, within the delta community of Walnut Grove, which is located on the Sacramento River. This is west of Interstate 5, and on Highway 160, also known as the River Road that connects the small delta river communities of Walnut Grove, Locke, Isleton, Courtland and Hood. This neighborhood basically contains the economic, social, cultural, and developmental influences that are to the subject property. This property is an integral part of this area and/or neighborhood and cannot be separated by any dominant influences.

Land Uses

The community of Walnut Grove (population approximately 1,500) is located on both sides of the Sacramento River, with the older, more historic commercial area located on the east side, and the newer residential development located on the west side. The two sides are connected by a draw bridge over the river. The subject is located on the east side, just east of the commercial district. Most of the retail commercial uses area located along the highway on top of the levee that borders the river. However, there are some commercial and office uses in the first two or three blocks east of the levee/highway. Other uses, including residential, are located adjacent to this commercial core, and on the other side of the river. Outside of the community, the most prominent use is agriculture. The nearest area of major development is Elk Grove, to the northeast, with the Laguna Creek area between Interstate 5 and Highway 99 being heavily developed over the past 25 years.

Zoning

The eastern portion of Walnut Grove is within the Walnut Grove Special Planning Area, and is primarily designated commercial/residential or residential. There is some industrial designated property at the north end of the community and in the southeast portion, which are locations of existing packing facilities. However, most of the community is designated either commercial/residential or residential.

Traffic Patterns

Interstate 5 is the major traffic artery in a north-south direction for western Sacramento County providing access from Sacramento proper to San Joaquin County to the south. South of the urban area (Elk Grove) there are only four interchanges in southern Sacramento County and

Northern San Joaquin County for access to the freeway. Highway 160 is the River Road which meanders along the Sacramento River, primarily along the top of the levee. This highway is the primary access to the river towns of Hood, Courtland, Locke and Walnut Grove, and the many farms between Interstate 5 and the river. County roads provide access between Interstate 5 and Highway 160. Twin Cities Road runs from I-5 to the river, just north of Walnut Grove, and Walnut Grove-Thornton Road runs between I-5 and Walnut Grove at the south end of the community.

Traffic is very rarely congested in this rural area. Interstate 5 carries a very high volume of traffic but congestion usually occurs north of Elk Grove and during peak commute hours.

Transportation

There is no public transportation in the immediate area. The urban area of Sacramento is served by all major forms of transportation. The airport is located off of Interstate 5 north of the city center, and Amtrak has a station in downtown Sacramento. Major bus lines also serve the community.

Local Shopping and Commercial Areas

As stated previously, there are some commercial properties along the river road. Walnut Grove is a small community in a rural area. The nearest major shopping is in Elk Grove to the northeast or Lodi to the southeast. Elk Grove is now a city of over 150,000 which has had many new centers open in the last ten years. All are accessible via Interstate 5 to either Elk Grove Boulevard or Laguna Boulevard.

Schools and Parks

There are schools located in Walnut Grove, Clarksburg and in Elk Grove to serve this area. Most of the area is within the River Delta School District which runs along the river corridor in southwest Sacramento County and includes portions of Solano and Yolo counties. There are wildlife preserves, sanctuaries, and areas within this neighborhood which some would classify as parks. These are set aside for both wildlife habitat and preservation. Also they serve the area as wetlands preservation areas.

Community and Government Facilities

This area is governed by the County of Sacramento. Most community facilities such as churches, cultural organizations, schools and educational institutions are located in the urban area to the north. Walnut Grove has some churches and schools. All government facilities including

police and fire protection are provided by Sacramento County or in case of fire protection a subdivision or district which depends on the county for funding. There is sewer service to both Courtland and Walnut Grove as both are now linked to the large Sacramento Regional Sewer plant by interceptors.

Conclusion

The small community of Walnut Grove is a stable delta community of approximately 1,500 residents. There is a limited supply of properties to develop, but it appears that currently supply and demand are in balance, as there are few properties available for sale. Prices paid for properties have not completely recovered from the economic downturn that affected the market between 2008 and 2012, but they have been relatively stable over the past two to three years. It is our opinion that this area will remain a small rural community with a mix of commercial and residential uses.

**PROPERTY
DESCRIPTION**

PROPERTY DESCRIPTION

Owner of Record

River Delta Unified School District

Location

The subject property is located on the southeast corner of Warehouse Lane and South Street, just east of Grove Street, Walnut Grove, California. Its current address is 14181 Grove Street.

Legal Description

Please see title report in addenda.

Shape, Dimensions and Area

The subject property is rectangular in shape. Please see plat map facing previous page. It has approximately 922.24 feet of frontage along Warehouse Lane along its north boundary and approximately 552.07 feet of frontage along South Street, along its west boundary. It contains 11.39 acres according to County of Sacramento Assessor's Data.

Topography and Physical Characteristics

The subject property is generally level. It is improved with an elementary school in its western portion and the east portion is ball fields and play areas.

Zoning

APN 146-0170-059 is within the Walnut Grove Special Plan Area, and designated Residential by the plan. APN 146-0190-031 is outside of the SPA and is zoned AG-20. The Residential designation of the SPA allows for single family residential uses as designated RD-10 in the County Zoning Code (up to 10 units per acre). The AG-20 zone is an agricultural zone with a minimum site size of 20 acres. The subject's current use is considered a special use, which is allowed under the SPA and zoning code.

Utilities and Services

The subject property has all public utilities to the site.

Easements and Encroachments

A title report dated February 8, 2018 was provided by Fidelity National Title Company. A copy of this report is located in the addenda. This report indicates that there are existing easements for roadway and sewer purposes. The roadway runs along the north boundary and the sewer line runs along the south boundary. The proposed acquisition involves a strip adjacent to the existing sewer easement. The existing easements do not have an effect on the market value of the subject property. There were no adverse easements or encroachments noted.

Flood Plain

The subject property is within Zone X (Shaded) according to FEMA Panel 06067C 0560H, revised on August 16, 2012. Zone X (Shaded) is an area determined to be an area of 0.2% annual chance flood (500 year), an area of 1% annual chance flood (100 year) with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% chance flood (100 year).

Access

The subject property currently has legal and physical access to both Warehouse Lane and South Street, the latter being the primary access road for the school. It runs easterly from Grove Street, then turns north and runs along the west boundary of the school to Warehouse Lane.

Assessed Value and Taxes

Assessor's Parcel No.	<u>146-0170-059</u>	<u>146-0190-031</u>
Tax Code Area:	056-021	056-052
Assessed Value:	These parcels are not assessed	

Improvement Description

The subject property is improved with an elementary school. No improvements are affected, and thus a full inspection of the school was not made.

History of the Property

The current owners have owned the subject property for over five years.

Present Use

The subject property is currently used as an elementary school.

HIGHEST AND BEST USE

Highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

Implied in this definition is that the determination of use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats, and the like.

To estimate the highest and best use, four elements are considered:

1. Possible use. What uses of the site in question are physically possible?
2. Permissible legal use. What uses of the site are permitted by zoning and deed restrictions.
3. Feasible use. Which possible and permissible uses will produce a net return to the owner of the site?
4. Highest and best use. Among the feasible uses, which use will produce the highest net return or the highest present worth?

The highest and best use of the land or site if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing form. The following tests must be met in estimating highest and best use. The use must be legal and probable, not speculative or conjectural. A demand for the use must exist and it must yield the highest net return to the land for the longest period.

These tests are applied to the improved and vacant property. To arrive at an estimate of highest and best use, the subject property was analyzed as though vacant and available for development and as improved.

Highest and Best Use – As Vacant

The subject property has two parcels with different zones. The larger, western parcel, which contains 8.39 acres, is within the Walnut Grove SPA and designated Residential. This designation allows for all residential development uses allowed under the County RD-10 zone. The eastern parcel is 3.0 acres and is zoned AG-20, as it is not within the boundaries of the SPA. However, since they are considered one larger parcel, it is our opinion that if vacant, they would be developed together. It is highly unlikely that a developer would create the maximum number of lots allowed on the western property, at 10 units per acre. However, one could potentially develop both parcels together, using the maximum (or close to the maximum) number of lots allowed on the western parcel. As discussed in the Market Area portion of this report, Walnut Grove is a small community of approximately 1,500 people. There is not a great deal of demand for new residential development at this time. However, there is also not much vacant land available for development. Residential use is the only legally permissible use that would also be financially feasible. The property could be developed as one, 11+ acre homesite, or subdivided into multiple sites. It has all utilities needed to the site. Based on our research, there is more demand in this area for one rural homesite, but the potential for subdivision increases its overall value. Therefore, it is our opinion that the highest and best use of the subject property, as vacant, is for residential development, with some potential for subdivision.

Highest and Best Use – As Improved

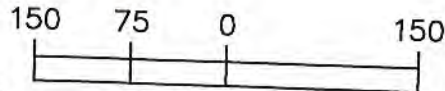
The subject is developed with an elementary school. This is a special use, and one that provides an important service to the community. The improvements are significant, and in above average condition. There is still demand for a school in the community, and thus it would not be beneficial to the community to close the school for new development. Therefore, it is our opinion that the highest and best use of the subject property is as improved, a school.

EXHIBIT 'B'



COUNTY OF SACRAMENTO
146-0170-067

AREA of EASEMENT
2,623±Sq.Ft./0.06±Ac.



(IN FEET)
1 INCH = 150 FEET

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0170-059

N27°04'09"E
15.00'

**SACRAMENTO AREA SEWER
DISTRICT (24'x28')**
APN 146-0170-031
PARCEL 4 of
2010-0416 O.R. 0796; S.C.R.

5' EASEMENT

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0190-031
20001229 O.R. 1957
S.C.R.

SOUTHEASTERLY LINE OF
20001229 O.R. 1957
S.C.R.

WALNUT GROVE LAND CO
APN 146-0190-032

P.O.C. & THE MOST WESTERLY
CORNER OF PARCEL 17
5183 O.R. 395, S.C.R.
GROVE STREET
N25°23'09"E 552.07'

S62°55'51"E
367.46'

670.38'

P.O.B.

S62°55'51"E
920.59'

BRAD VAN LOBEN SELS
APN 146-0190-005

LEGEND

- Dim Point
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.O.T. Point of Termination
- S.C.R. Sacramento County Records

SEE SHEET 2

**SACRAMENTO AREA SEWER DISTRICT
SANITARY SEWER EASEMENT**

WALNUT GROVE

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

DATE: 02/13/2018

SCALE: 1" = 150'

DRWN. BY: JMC CHK. BY: SAB

SHEET 1 OF 2

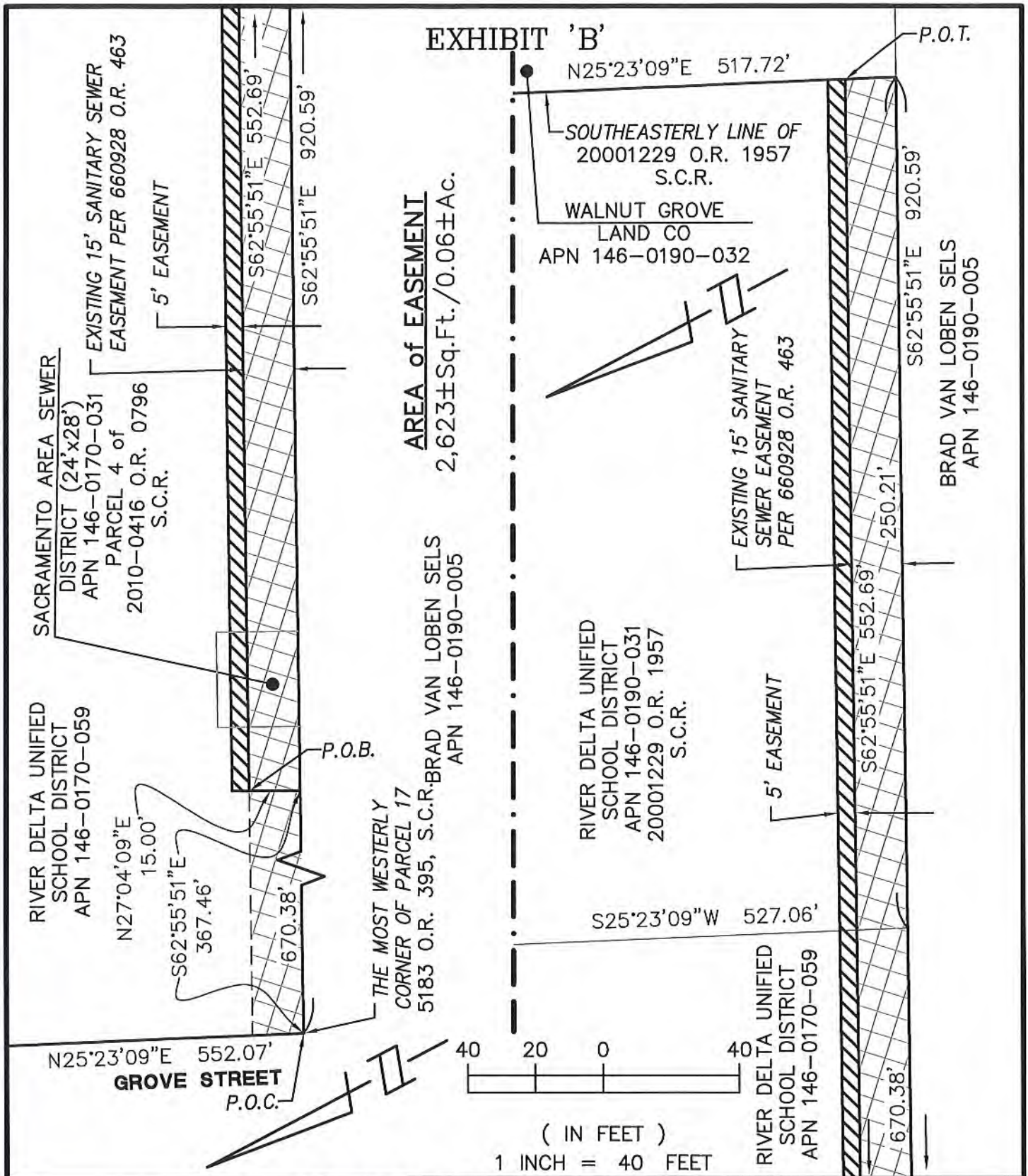
PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)

PORTION TO BE ACQUIRED

The Sacramento Area Sewer District wishes to acquire a 0.060 acre (2,623 square foot) permanent sewer easement from the subject property. This is a 5' wide strip adjacent to the existing 15' sewer easement along the south boundary of the property. It will be used for an underground sewer line, running from an existing pump station which is proposed to be abandoned, to the pump station in the former treatment plant to the east. In addition, the district wishes to acquire a 0.262 acre (11,433 square foot) temporary construction easement along the north side of the above permanent easement, for use as work area during construction. These areas are shown on the maps on the facing page and following page.

EXHIBIT 'B'



**SACRAMENTO AREA SEWER DISTRICT
SANITARY SEWER EASEMENT**

WALNUT GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 02/13/2018 SCALE: 1" = 40'

DRWN. BY: JMC CHK. BY: SAB SHEET 2 OF 2

PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)

Plotted: Feb/13/2018 5:00 PM | By: Josie.campbell
DWG: P:\6BR0041700 Walnut Grove Pump Station\SURVEY\CIVIL3D\151066_Easement_School.dwg

EXHIBIT 'B'



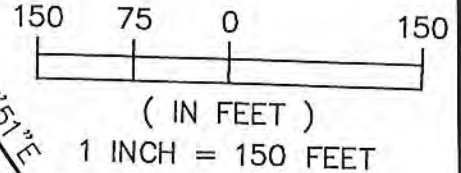
COUNTY OF SACRAMENTO
146-0170-067

AREA of TCE
11,433±Sq.Ft./0.26±Ac.

PARCEL 17
5183 O.R. 395; S.C.R.

RIVER DELTA UNIFIED
SCHOOL DISTRICT
APN 146-0170-059

N27°04'09"E
15.00'
**SACRAMENTO AREA SEWER
DISTRICT (24'x28')**
APN 146-0170-031
PARCEL 4 of
2010-0416 O.R. 0796



P.O.C. AND MOST WESTERLY CORNER OF
PARCEL 17; 5183 O.R. 395, S.C.R.
GROVE STREET
N25°23'09"E 552.07'

S62°55'51"E 670.38'
S62°55'51"E 920.59'
S62°55'51"E 367.46'

P.O.B.

SEE SHEET 2

BRAD VAN LOBEN SELS
APN 146-0190-005

LEGEND

- Dim Point
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- T.C.E. Temporary Construction Easement
- S.C.R. Sacramento County Records

S25°23'09"W 527.06'
RIVER DELTA UNIFIED SCHOOL DISTRICT
APN 146-0190-031
20001229 O.R. 1957
S.C.R.

SOUTHEASTERLY LINE OF
20001229 O.R. 1957

WALNUT GROVE LAND CO
APN 146-0190-032

**SACRAMENTO AREA SEWER DISTRICT
TEMPORARY CONSTRUCTION EASEMENT**

WALNUT GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

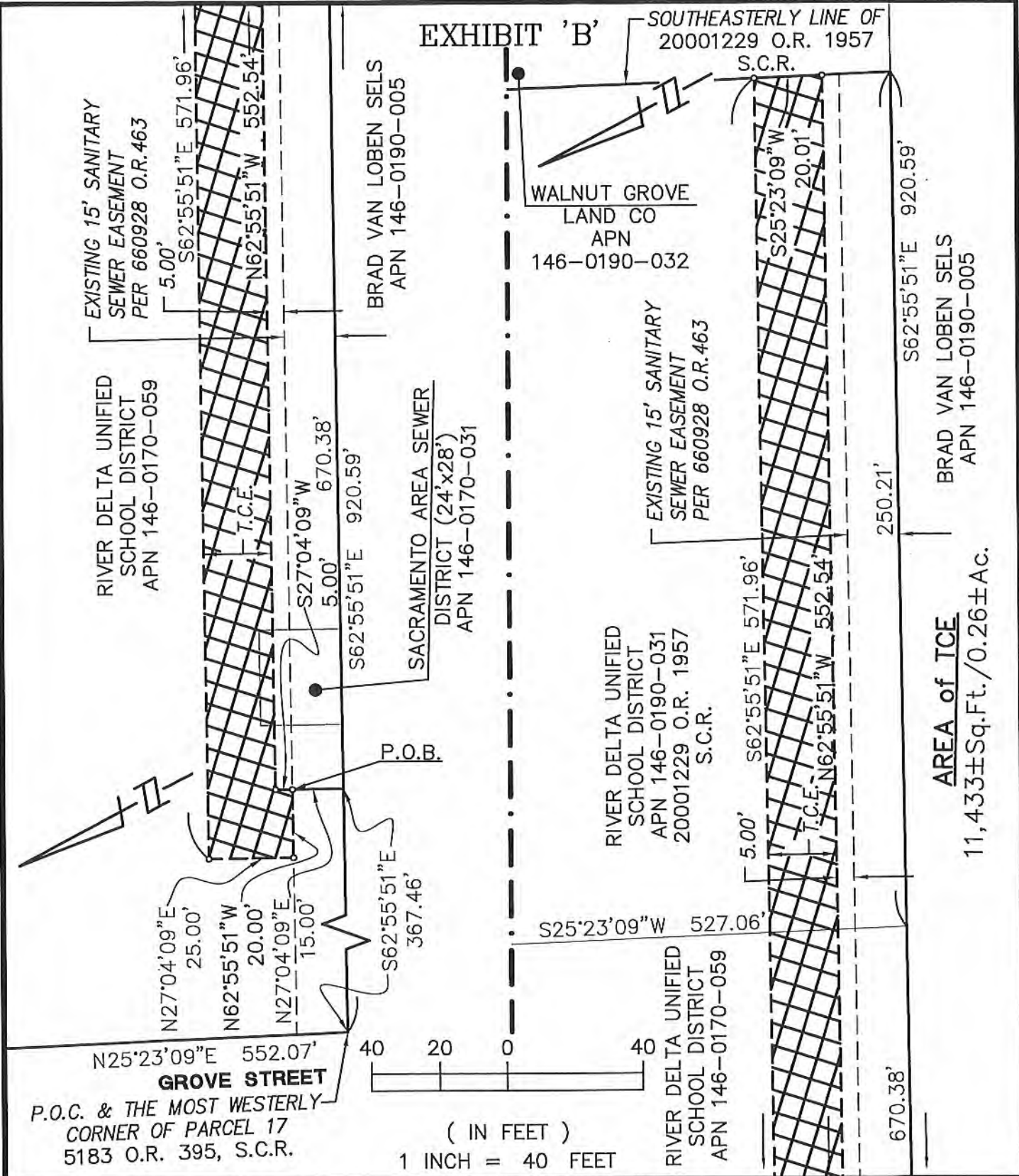
DATE: 02/13/2018 SCALE: 1" = 150'

DRWN. BY: JMC CHK. BY: SAB SHEET 1 OF 2

PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)

EXHIBIT 'B'



**SACRAMENTO AREA SEWER DISTRICT
TEMPORARY CONSTRUCTION EASEMENT**

WALNUT GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 02/13/2018 SCALE: 1" = 40'

DRWN. BY: JMC CHK. BY: SAB SHEET 2 OF 2

PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX)



View of subject property looking easterly from Grove Street



View of rear of subject (play fields) looking southeasterly from Warehouse Lane



View of old shed near existing pump station



View of proposed easement to be acquired looking easterly from near existing pump station



View of proposed easement to be acquired looking easterly from near middle of south boundary



View of proposed easement to be acquired looking westerly from near middle of south boundary

VALUATION

VALUATION DISCUSSION

Traditionally, there are three approaches to value. The Cost Approach involves the estimation of the reproduction cost new of all improvements, deducting from this cost new depreciation from all causes to arrive at a depreciated reproduction cost. To this, the estimated market value of the land is added to arrive at a reliable indication of value. This approach is particularly valid when buildings are new or proposed and are proper improvements for the site. There are no improvements affected by the proposed acquisition. Thus the Cost Approach is not considered applicable and will not be utilized.

The Income Approach considered the present worth of future benefits derived from ownership and is measured through the capitalization of the property's projected income. The appraisal investigation develops a reliable estimate of the net operating income for the property and capitalizes this to an indication of value. Only a land value is required to estimate the market value of the area to be acquired and the subject is not a typical income producing site. There are no land leases of similar sites to analyze for the Income Approach. Thus, the Income Approach is not considered applicable and has not been utilized in estimating the market value of the subject property.

The Sales Comparison Approach is contingent upon the availability of comparable properties that have recently sold on the open market. Each sale is analyzed and its attributes compared with the subject property. Differences between each comparable and the subject are then adjusted to arrive at an indicated value from each transaction. The Sales Comparison Approach will be utilized in estimating the market value of the subject site.

Therefore, in estimating the value of the subject property, only the Sales Comparison Approach to value will be utilized.

As stated in the highest and best use section of this report, the highest and best use of the subject is as improved, a school, which is a special use. As vacant, the highest and best use is for residential use with potential for subdivision. Thus, to estimate the land value of the subject property, we have searched the surrounding area for similar size vacant residential properties, which have sold within the past 3± years, or are currently listed for sale, for use as comparable data. We have analyzed the sales and listings on the following pages. All have comparability to the subject property. Once the fee simple site value of the subject property is estimated, the appraisers will estimate the value of the areas to be acquired based on the estimated per acre value of the subject property.

VALUATION

The appraisers have analyzed the following data to estimate the market value of the subject site (land only). It is our opinion that these comparables are the most pertinent data available to come to a conclusion of value on the subject site.

Data	Location	Date	Price	Size(Ac)	Zoning	Price/Ac
1	S/sd Hood Franklin W/of Franklin 132-0262-006	Nov-15	\$210,000	5.21	AG-20	\$40,307
2	E. Sherman Island Levee Rd Rio Vista 158-0050-008	Current Listing	\$185,000	8.10	AG-80	\$22,840
3	E. Sherman Island Levee Rd Rio Vista 158-0070-052	Dec-17	\$170,000	11.75	AG-80	\$14,468
4	Jackson Blvd Isleton 157-0100-069, 070 071	Aug-17	\$135,000	13.73	MH	\$9,836
5	Franklin Blvd Point Pleasant 132-0223-005, 006	Oct-16	\$420,000	21.74	AG-20	\$19,319
6	28400 N. Thornton Rd N/of Barber Rd 001-110-36	Feb-15	\$445,000	22.09	AG-40	\$20,145

Comparable 1 is a rural home site just west of the community of Franklin which fronts on Hood-Franklin Road. This 5.21 acre site sold in November, 2015 for \$210,000 which amounts to just over \$40,000 per acre. This location just outside the City of Elk Grove is slightly superior to the subject in Walnut Grove, but it is smaller than the subject. Both are semi-rural locations, but the subject does have access to public water and sewer. Thus, the subject is considered superior to this comparable as it can be subdivided, but an adjustment must be made for size. Therefore, this comparable indicates a unit value at or near \$40,000 per acre for the subject site.

Comparable 2 is an 8.1 acre site on Sherman Island, west of the Highway (160) where it makes the turn south toward the Antioch Bridge. This is just northeast of the small community that fronts on the Sacramento River near the west end of the island. This parcel is currently on the market for \$185,000 or \$22,840 per acre. There are two other sites nearby at similar prices. This is not a closed transaction and thus should be adjusted downward for that factor. This is an open

site with no trees or any amenities. It lacks the subject's public sewer and water and potential for subdivision. Overall, it is inferior to the subject and indicates a value greater than \$22,840 per acre for the subject property.

Comparable 3 is also on Sherman Island. This site is east of Highway 160 between the Sacramento River and the Antioch Bridge. It is at the corner of Sherman Island Levee Road and The Levee Road along or adjacent to the San Joaquin River, just east of the bridge. This 11.75 acre property sold in December, 2017 for \$170,000 or \$14,468 per acre. It is a rural location but near the City of Oakley as it is just across the bridge from that city. It does not have public sewer or water. This property was listed at \$199,000 and sold in approximately one year on the market. It was advertised as a waterfront property but the road and levee is between the property and the river. Overall, this site is inferior to the subject site and indicates a value greater than \$14,468 per acre for the subject site.

Comparable 4 is located on the outskirts of Isleton on Jackson Boulevard. This is a 13.75 acre site that has been proposed for a mobile home park. It sold in August, 2017 for \$135,000 or just under \$10,000/acre. This was not a distressed sale but the broker stated it was listed low for a "quick sale". Public sewer and water are not at the site, but are less than one block west. Overall, this property, which is similar in size to the subject, is inferior to the subject as it sold below market and has inferior topography. Thus, it indicates a site value for the subject site greater than \$10,000/acre.

Comparable 5 is a 21.74 acre property in Point Pleasant, south of Elk Grove and north of the Sacramento-San Joaquin County Line. This property is at the corner of Franklin Road and Point Pleasant Road and has subsequently been improved with an orchard. It sold in October, 2016 for \$420,000 or just under \$20,000 per acre. This is a slightly inferior location when compared to the subject and does not have public sewer or water. However, it does have a good rural location and is nearly double the size of the subject property. It lacks the subject's potential to be developed further with residential units. Therefore, it is our opinion that this property is inferior when compared to the subject property and indicates a unit value for the subject property greater than \$19,319 per acre.

Comparable 6 is a 22.09 acre property in the community of Thornton, just south of the Sacramento-San Joaquin County line. This property has subsequently been improved with an orchard. This property sold in February, 2015 for \$445,000 which amounts to \$20,145 per acre. Although this is a large rural home site, it was purchased to plant an almond orchard. It is in an area of vineyards and orchards. This property also has river frontage on the Mokelumne River. It sold for the listing price and was on the market approximately one year. It is larger than the subject and within a community similar to the subject, but lacks the subject's zoning and public sewer and

water. Thus this property is considered inferior to the subject and indicates a unit value greater than \$20,145 per acre for the subject property.

In conclusion, the above data indicates prices paid for rural properties from just over 5 acres to 22 acres have sold from \$135,000 to a high of \$440,000. When shown on a unit basis the range is from just under \$10,000 per acre to just over \$40,000 per acre. We are of the opinion that the subject should be placed at the top of the range. It is within a SPA and has the potential for development. In addition, public sewer and water are already developed to the site. Based on this data it is our opinion that the market value of the subject site (land only) is \$40,000 per acre. This is within the range of the above comparables.

Value of Portion to be Acquired

The Sacramento Area Sewer District wishes to acquire a 0.060 acre permanent sewer easement along the south boundary of the property, adjacent to an existing sewer easement. The proposed easement is for underground pipeline purposes, and the surface can continue to be used for play fields, as part of the school. Thus, it is our opinion that the owner and SASD will be sharing the use of this area, and 50% of fee simple is appropriate. Based on the above valuation, the value of the area to be acquired is as follows:

$$0.060 \text{ Acre} \times \$40,000/\text{Acre} \times 50\% = \$1,200.00$$

Value of Temporary Construction Easements

SASD also wishes to acquire a temporary construction easement containing 0.262 acre, adjacent to the above permanent easement, for use as work area during installation of the new pipe. The value of this temporary construction easement will be estimated by a rental charge for a 1-year period. The rent will be based on a percent of the value or return on investment by the owner.

Economic indicators taken from Bankrate.com and from information provided by Mortgage Companies indicate the prime rate at 4.75% and mortgage rates are currently between 4.125% and 4.75% in the area. In addition, short-term bridge loans for land mortgage rates are currently between 9.9% and 14.5% in the area. During the rental period, the County's contractor will be using the property in a way that is not compatible with the present use. The County is a low risk, stable user of the TCE, hence an annual rental rate of 10% is concluded. This is slightly higher than the current rate for a typical income producing property, but still considered a reasonable rate of return on a real estate investment, and the easement is only for a portion of the property at a use that is not compatible with the current use of the subject. A short-term bridge loan is comparable to a TCE, as the loan is based on the value of the land used as collateral, the

interest paid is comparable to the TCE rent, and the land owner gets the land back at the end of the loan period.

As stated, the easement contains 0.262 acre. Since the owner will not have any use of the area during construction, the entire area will be considered for payment and/or rent. Its value is as follows:

$$0.262 \text{ acre} \times \$40,000/\text{acre} \times 10\% = \$1,048.00$$

Value of Improvements

The only improvements affected by the proposed acquisition are landscaping improvements, including grass and trees. It is our understanding that the grass will be replaced, and any affected trees will be replaced by the contractor. There is also an old shed, adjacent to the pump station. It is our opinion that this old shed, which does not appear to be utilized by the school, has no contributory value. Thus, no payment is necessary for improvements.

Severance Damages

We have analyzed the subject property in the after condition, under the hypothetical assumption that the project has been completed in the manner proposed. The subject property is a developed school. The proposed acquisition is a pipeline easement which will be located along the south boundary. It is our opinion that the value of the remainder will remain the same in the after condition, as the school is not affected and the potential development of the site, as vacant, is not affected. Therefore, it is our opinion that there are no severance damages accruing to the remainder of this parcel as a result of this acquisition, and the construction of the project in the manner proposed.

Benefits

It is our opinion that this project does not benefit the subject property.

Construction Contract Work

None.

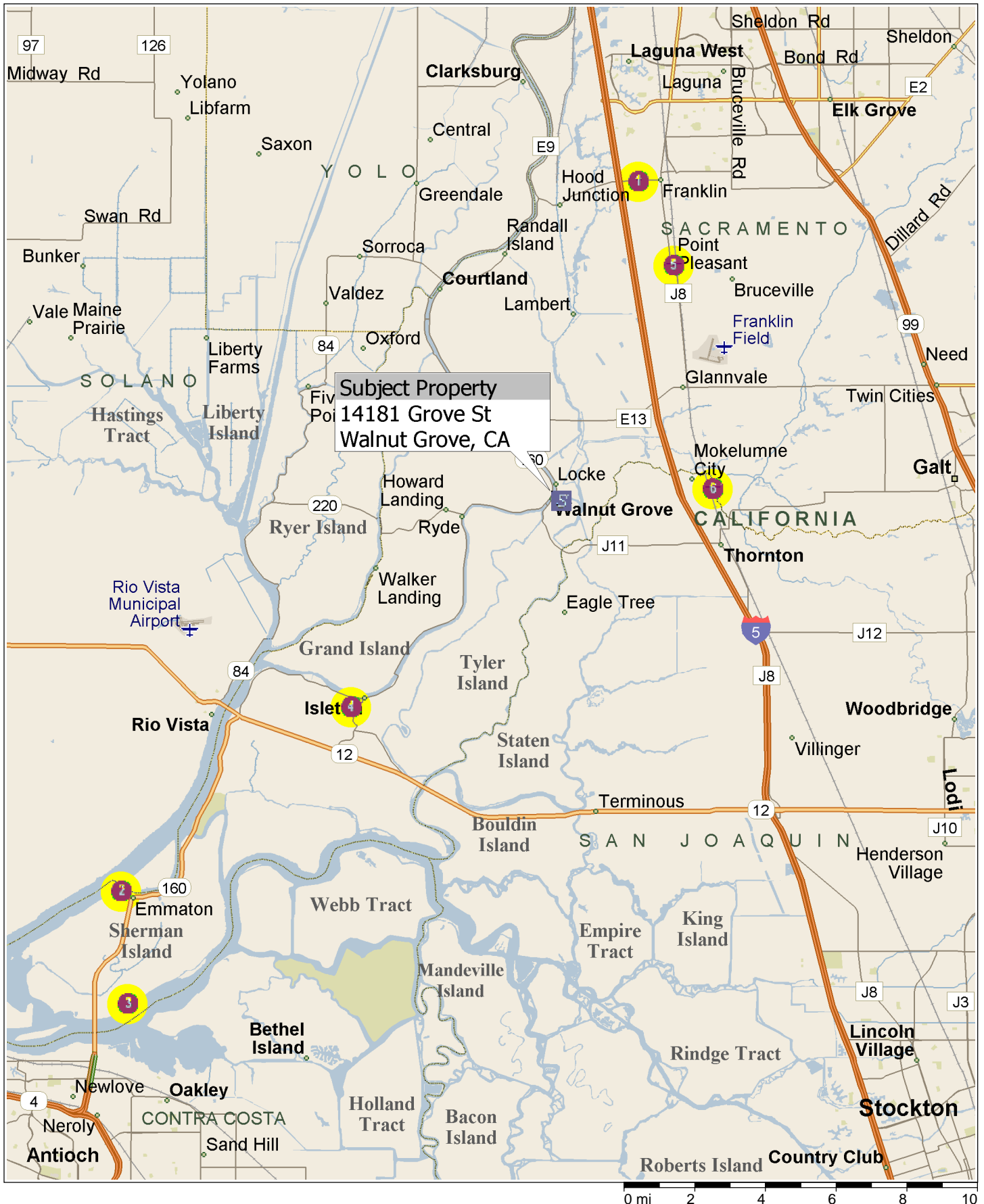
Just Compensation

Based on the above valuation and analysis, the total just compensation due to the property owner as a result of the proposed acquisition is as follows:

Value of Subject Property in Before Condition: (11.39 Acres x \$40,000/Acre)	=	\$455,600	
Value of Area to be Acquired: <u>Permanent Sewer Easement</u> 0.060 Acre x \$40,000/Acre x 50%	=	\$1,200.00	
Value of Remainder as Part of the Whole:	=	\$454,400.00	
Estimated Value Before Considering Benefits:	=	\$454,400.00	
Damages (\$454,400 - \$454,400)	=	\$ 0	
Less Benefits (\$454,400 - \$454,400)	=	\$ 0	
Net Damages:	=	\$ 0	\$ 0.00
Temporary Construction Easement 0.262 Acre x \$40,000/Acre x 10% x 1 Yr	=	\$1,048.00	
Total Estimated Compensation:	=	\$2,248.00	
Rounded to:			\$2,300

ADDENDA

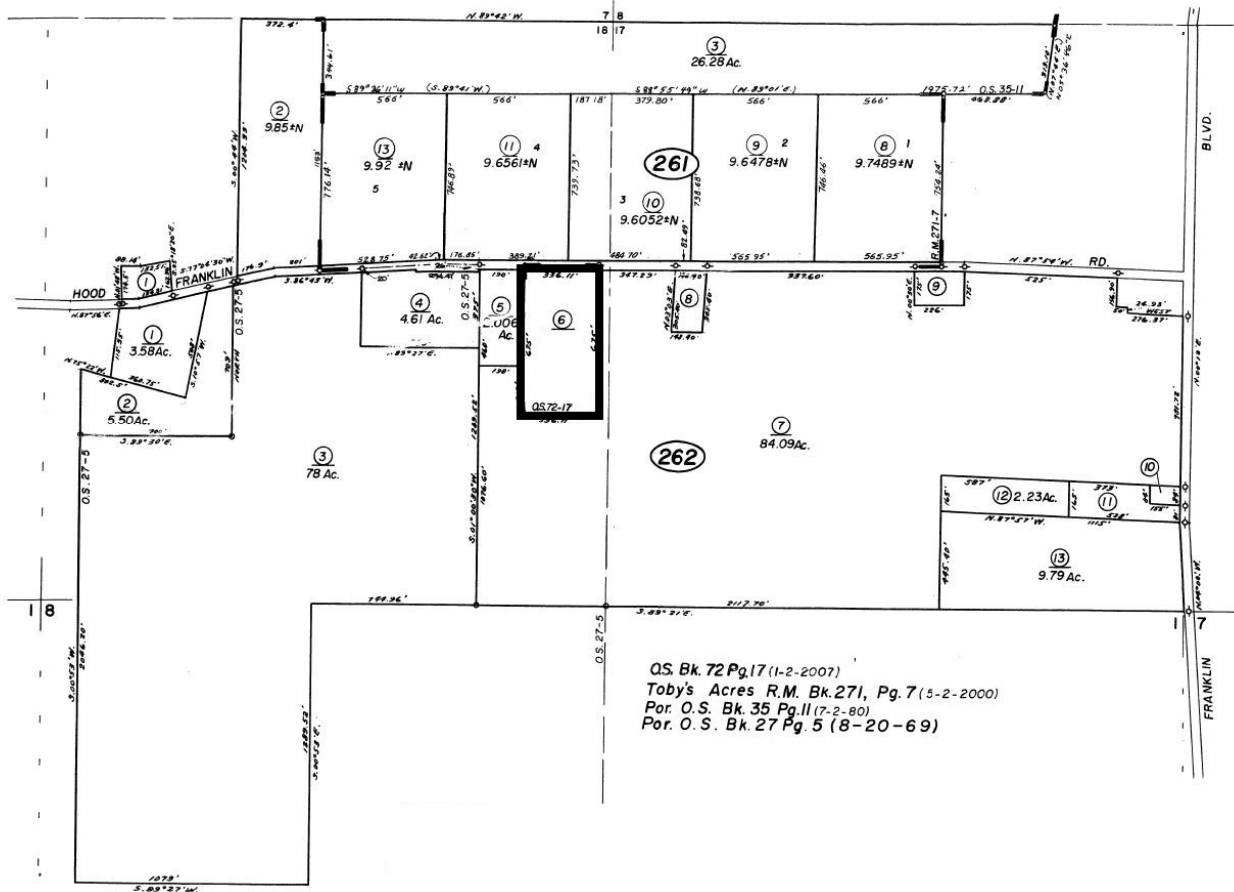
COMPARABLE DATA MAP



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Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.



POR. SEC'S 17 & 18, T. 6 N., R. 5 E., M.D.B.&M.



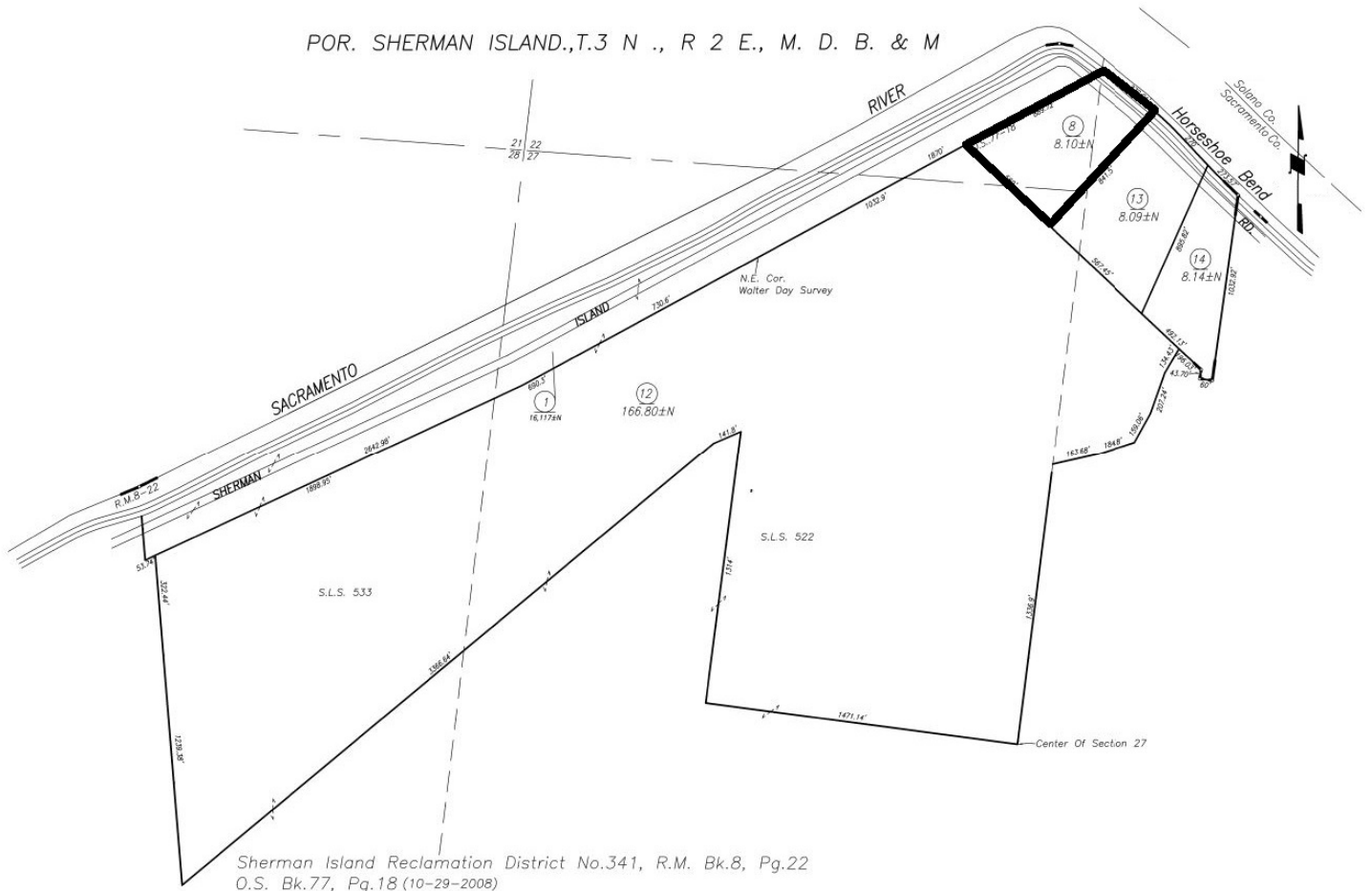
COMPARABLE NO. 1

COUNTY: Sacramento
A.P.N.: 132-0262-006
GRANTOR: Gary, Roger & Wayne Traina
GRANTEE: Inderjeet Singh
LOCATION: S/S Hood Franklin Road, W/O Franklin Rd
DATE OF SALE: 10-14-2015
RECORDING DATE: 11-13-2015 (#0804)
SELLING PRICE: \$210,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: Not Disclosed
PARCEL SIZE: 5.21 Acres
ZONING: AG-20
PRICE/AC: \$40,307
UTILITIES: Electricity, telephone
TOPOGRAPHY: Level
ACCESS: Hood Franklin Road
VEGETATIVE COVER: Native vegetation
COMMENTS: Property had no improvements at time of sale. Advertised as a rural home site. Listed at \$239,000 and sold after 7 months on the market. This is located between the community of Franklin and Interstate 5.

VERIFIED: Gil Albiani, listing broker; County Records
DATE INSPECTED: 3-14-2018
BY: Dwight Pattison
Michael Pattison



POR. SHERMAN ISLAND., T.3 N ., R 2 E., M. D. B. & M



Sherman Island Reclamation District No.341, R.M. Bk.8, Pg.22
 O.S. Bk.77, Pg.18 (10-29-2008)

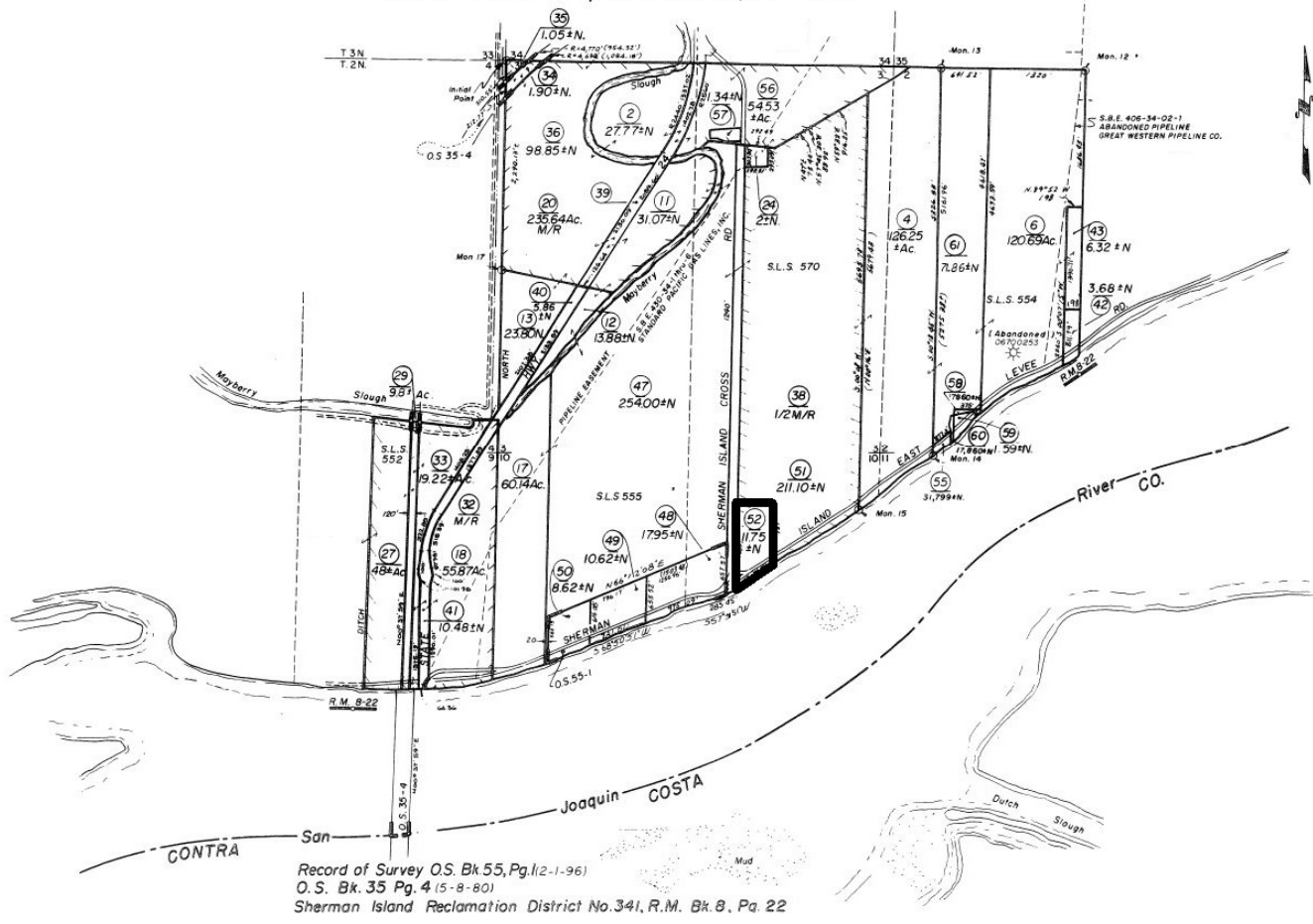
COMPARABLE NO. 2

COUNTY: Sacramento
A.P.N.: 158-0050-008
OWNER: David & Don Celli
GRANTEE: Century 21- M&M Assoc.
LOCATION: S/S West Sherman Island Road, W/O Highway 160
DATE OF SALE: N/A
RECORDING DATE: N/A
LISTING PRICE: \$185,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: --
PARCEL SIZE: 8.1 Acres
ZONING: AG-80
PRICE/AC: \$22,840
UTILITIES: Electricity, telephone
TOPOGRAPHY: Level to gently sloping from road
ACCESS: West Sherman Island Road
VEGETATIVE COVER: Native vegetation
COMMENTS: Property has no improvements. It is one of three sites now listed for sale in this area. All are similar in size.

VERIFIED: Chad Cabral, listing agent
DATE INSPECTED: 3-14-2018
BY: Dwight Pattison
Michael Pattison



POR. SHERMAN IS., T.2N., R.2E., M.D.B. & M.



Record of Survey O.S. Bk. 55, Pg. 12-1-96
 O.S. Bk. 35 Pg. 4 (5-8-80)
 Sherman Island Reclamation District No. 341, R.M. Bk. 8, Pg. 22

COMPARABLE NO. 3

COUNTY: Sacramento
A.P.N.: 158-0070-052
GRANTOR: Edward D'Chairo; Amy Chandler
GRANTEE: Javier Vasquez; Veronica Gasper
LOCATION: W/S East Sherman Island Cross Road @ Sherman Is. Levee Rd
DATE OF SALE: 9-6-2017
RECORDING DATE: 12-27-2017 (#0037)
SELLING PRICE: \$170,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: Not Disclosed
PARCEL SIZE: 11.75 Acres
ZONING: AG-20
PRICE/AC: \$14,468
UTILITIES: Electricity, telephone
TOPOGRAPHY: Level
ACCESS: Sherman Island Cross Road; Sherman Island Levee Road
VEGETATIVE COVER: Native vegetation
COMMENTS: Property had no improvements at time of sale. Advertised as a rural home site with river frontage as it fronts on the levee of the San Joaquin River. Listing lowered to \$199,000 and sold after approximately one year on the market. This is located just east of the Antioch Bridge.

VERIFIED: Rebecca Cabal, listing agent; County Records
DATE INSPECTED: 3-14-2018
BY: Dwight Pattison
Michael Pattison

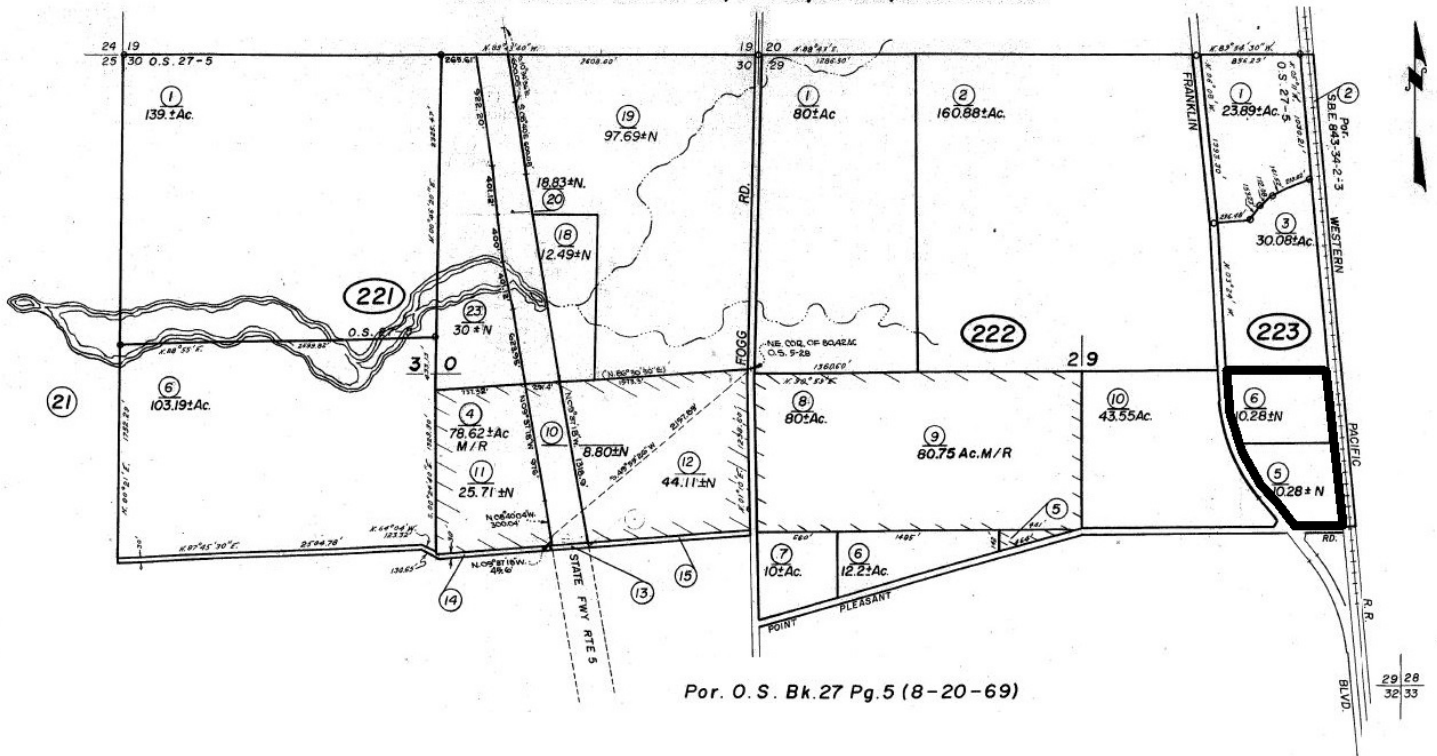
COMPARABLE NO. 4

COUNTY: Sacramento
A.P.N.: 157-0100-069, 070, 071
GRANTOR: Seyed Mohaddress
GRANTEE: Michael Comfort
LOCATION: S/S Jackson Blvd, S/P Terminous Road, Isleton
DATE OF SALE: 8-10-2017
RECORDING DATE: 8-23-2017 (#1333)
SELLING PRICE: \$135,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: Not Disclosed
PARCEL SIZE: 13.73 Acres
ZONING: MH
PRICE/AC: \$9,836
UTILITIES: Electricity, telephone
TOPOGRAPHY: Level to rolling
ACCESS: Jackson Blvd
VEGETATIVE COVER: Native vegetation
COMMENTS: Property had no improvements at time of sale. A trailer park has been proposed for this property. Would allow 109 spaces according to broker.

VERIFIED: Valarie Van Horn; County Records
DATE INSPECTED: 3-14-2018
BY: Dwight Pattison
Michael Pattison



POR. SECS. 29 & 30, T.6N., R.5E., M. D. B. & M.



Por. O. S. Bk. 27 Pg. 5 (8-20-69)

28
29
32
33

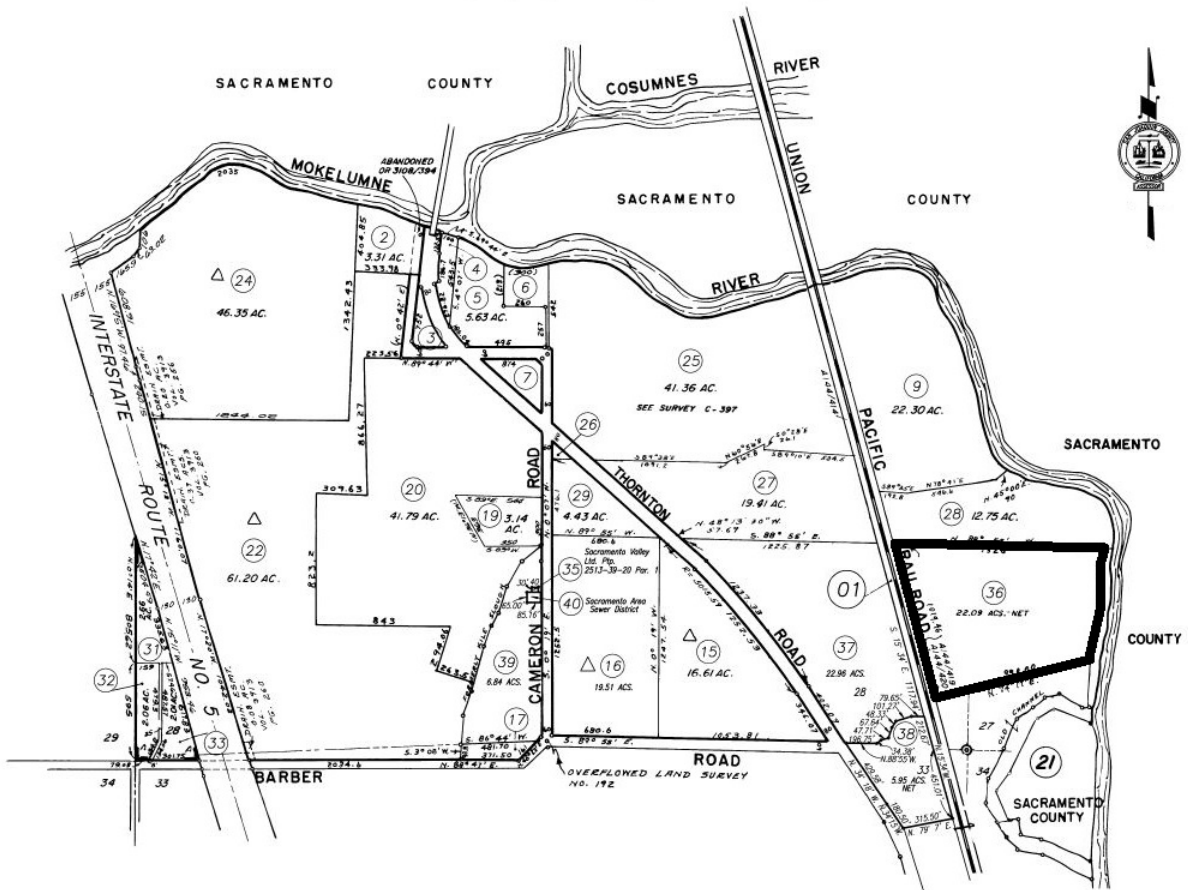
COMPARABLE NO. 5

COUNTY: Sacramento
A.P.N.: 132-0223-005, 006
GRANTOR: Henry & May Lai
GRANTEE: Crocker Acana, LLC
LOCATION: E/S Franklin Road, N/O Point Pleasant Road
DATE OF SALE: 8-5-2016
RECORDING DATE: 10-31-2016 (#1118)
SELLING PRICE: \$420,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: Not Disclosed
PARCEL SIZE: 21.74 Acres
ZONING: AG - 20
PRICE/AC: \$19,319
UTILITIES: Electricity, telephone
TOPOGRAPHY: Level
ACCESS: Franklin Road, Point Pleasant Road
VEGETATIVE COVER: Native vegetation (Pasture) at time of sale
COMMENTS: Property had no improvements at time of sale. Parcel has subsequently been planted with an almond orchard. Buyer was owner of property to the west across Franklin Road.

VERIFIED: Larry Lawrence, listing agent; County Records
DATE INSPECTED: 3-14-2018
BY: Dwight Pattison
Michael Pattison



POR. SEC. 27,28,33, & 34, T.5N. R.5E., M.D.B.&M.



COMPARABLE NO. 6

COUNTY: San Joaquin
A.P.N.: 001-110-36
GRANTOR: John Carl Bender Trust
GRANTEE: Fifteenplex Mills Street, LLC
LOCATION: E/O Thornton Road, N/O Barber Road, Thornton
DATE OF SALE: 1-21-2015
RECORDING DATE: 2-6-2015 (#013846)
SELLING PRICE: \$445,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: Not Disclosed
PARCEL SIZE: 22.09 Acres
ZONING: AG-40
PRICE/AC: \$20,145
UTILITIES: Electricity, telephone
TOPOGRAPHY: Level
ACCESS: Easement from extension of Barber Road
VEGETATIVE COVER: Native vegetation (Pasture) at time of sale
COMMENTS: Property had no improvements at time of sale. Parcel has subsequently been planted with an almond orchard. Barber Road has a railroad crossing that provides access to the property.

VERIFIED: Tiffany Oreglia, listing agent; County Records
DATE INSPECTED: 3-14-2018
BY: Dwight Pattison
Michael Pattison

EXHIBIT "A"
SANITARY SEWER EASEMENT
LEGAL DESCRIPTION

All that real property situate in the County of Sacramento, State of California, being a portion of Section 35, Township 5 North, Range 4 East, Mount Diablo Meridian, being described as follows:

A strip of land the uniform width of 5.00 feet, measured at right angles, lying northeasterly of and contiguous to that certain sanitary sewer easement being 15.00 feet wide as described in that certain grant of easement recorded in Book 660928, at Page 463, Official Records of Sacramento County, the southwesterly line of said strip being more particularly described as follows;

COMMENCING at the most westerly corner of that certain tract of land designated "Parcel No. 17," as shown on that certain Document entitled "Map Showing Survey Control and Proposed Pipeline Easements for Walnut Grove Sewer Assessment District", Recorded in Book 5183, page 395, Sacramento County Official Records, thence along the southwesterly line of said Parcel No. 17 and said sanitary sewer easement, South $62^{\circ}55'51''$ East 367.46 feet; thence leaving and perpendicular to last said line, North $27^{\circ}04'09''$ East 15.00 feet to a point on the northeasterly line of said sanitary sewer easement, said point also being the **POINT OF BEGINNING**, thence South $62^{\circ}55'51''$ East 552.69 feet terminating at the southeasterly line of the lands described in that certain deed recorded in Book 20001229, Page 1957, Official Records of Sacramento County and the **POINT OF TERMINATION**.

The sidelines of said strip shall be lengthened or shortened to terminate at last said southeasterly line.

EXCEPTING THEREFROM; that portion of said 5.00 wide strip lying within the lands of the Sacramento Area Sewer District as described in that certain grant deed recorded in Book 201000416, at Page 0796, Sacramento County Official Records.

Containing 2,623 square feet (0.06 acres), more or less.

The basis of bearings for this description is NAD 83, California Coordinate System (CCS83), Zone 2 (2011 epoch). All distances cited herein are ground values, which are the basis for the areas shown hereon. To obtain grid values multiply the distances by 0.99998206.

A plat labeled "Exhibit 'B'" depicting the above-described real property is attached hereto and made a part hereof.

End of Description

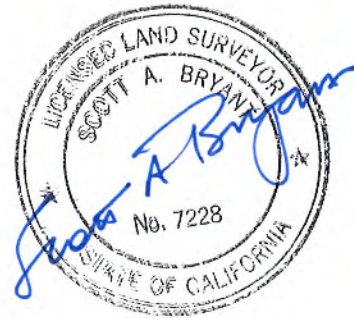


EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

All that real property situate in the County of Sacramento, State of California, being a portion of Section 35, Township 5 North, Range 4 East, Mount Diablo Meridian, also being a portion of that certain tract of land designated "Parcel No. 17" as shown on that certain document entitled "Map Showing Survey Control and Proposed Pipeline Easements for Walnut Grove Sewer Assessment District", recorded in Book 5183, Page 395, Official Records of Sacramento County, described as follows;

COMMENCING at the most westerly corner of that certain tract of land designated "Parcel No. 17," as shown on said document(5183 O.R. 395), thence along the southwesterly line thereof South 62°55'51" East 367.46 feet; thence leaving and perpendicular to last said line North 27°04'09" East 15.00 feet to a point on the northeasterly line of that certain sanitary sewer easement being 15.00 feet wide as described in that certain grant of easement recorded in Book 660928, at Page 462, Official Records of Sacramento County, said point also being the **POINT OF BEGINNING**; thence along said northeasterly line North 62°55'51" West 20.00 feet; thence leaving and perpendicular to last said line North 27°04'09" East 25.00 feet; thence South 62°55'51" East 571.96 feet to the southeasterly line of the lands described in that certain grant deed recorded in Book 20001229, at Page 1957, Official Records of Sacramento County; thence along said southeasterly line South 25°23'09" West 20.01 feet; thence leaving last said line North 62°55'51" West 552.54 feet; thence South 27°04'09" West 5.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM; that portion of the above described land lying within the lands of the Sacramento Area Sewer District as described in that certain grant deed recorded in Book 2010-0416, at Page 0796, Sacramento County Official Records.

Containing 11,433 square feet (0.26 acres), more or less.

The basis of bearings for this description is NAD 83, California Coordinate System (CCS83), Zone 2 (2011 epoch). All distances cited herein are ground values, which are the basis for the areas shown hereon. To obtain grid values multiply the distances by 0.99998206.

A plat labeled "Exhibit 'B'" depicting the above-described real property is attached hereto and made a part hereof.

End of Description



Department of General Services

Michael M. Morse, Director



Divisions

Administrative and Business Services
Construction Management and Inspection
Contract and Purchasing Services
Facility and Property Services
Fleet Services

County of Sacramento

March 6, 2018

River Delta Unified School District
14193 Grove Street
Walnut Grove, CA 95690

River Delta Unified School District
445 Montezuma St
Rio Vista, CA 94571

Re: Walnut Grove Pump Station Abandonment Project

Dear Property Owner,

The Sacramento Area Sewer District (SASD) is proposing to abandon Pump Station S064 in Walnut Grove due to the deterioration of civil, mechanical, electrical and structural components. This project will also include the abandonment of 2,000 linear feet of force main pipeline and the installation of 2,000 of gravity pipeline.

Your property, located at 14181 Grove Street and Warehouse Street, Walnut Grove, CA 95690, APNs 146-0170-059 and 146-0190-031 is within the project area. The project requires approximately 2,623 square feet for a permanent sanitary sewer easement, as well as approximately 11,433 square feet for a temporary construction easement.

The County of Sacramento Real Estate Division (working on behalf of SASD) has contracted with an independent appraiser to perform an appraisal of the required real property interests needed for this project. As part of the appraisal process, it will be necessary for the appraiser to conduct an inspection of your property to aid in the determination of just compensation. You or your representative may accompany the appraiser on this inspection if you wish to do so. Under the law you are entitled to meet with the appraiser at the time of the property inspection. You may have information that will be valuable to the appraiser. At the same time, the appraiser can answer questions you may have about the project and the appraisal process. Please contact the appraiser as soon as possible so that an on-site inspection of your property can be arranged.

Appraiser contact information is:

Pattison & Associates, Inc.
2378 Maritime Drive, Suite 110
Elk Grove, CA 95758
Attn: Dwight or Mike Pattison
(916) 714-3010

I have enclosed an informational pamphlet titled "INFORMATION GUIDE FOR PROPERTY OWNERS" which will provide you with information concerning land acquisition procedures. Also enclosed for your information is a copy of "COUNTY OF SACRAMENTO TITLE VI POLICY STATEMENT" with attached "RIGHT OF WAY TITLE VI DISCRIMINATION COMPLAINT" form.

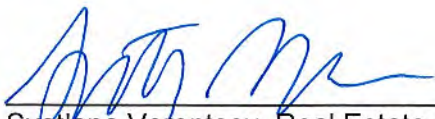
All services and/or benefits to be derived from any right of way activity will be administered without regard to race, color, national origin, or sex, in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C.2000d, et seq.) and Section 162(a) of the Federal Highway Act of 1973 (23 U.S.C. 324).

If the acquisition of a portion of your property will leave you with a remnant of land having little market value, SASD will offer to purchase it from you.

This notice does not constitute an offer to purchase your property, nor does it establish eligibility of the owner and/or any other occupant for relocation assistance or relocation payments. Only those in occupancy at the time of the first written offer to purchase the property may be eligible for relocation payments.

Upon completion of the appraisal, a County of Sacramento Real Estate Division representative will contact you for an appointment to discuss the acquisition in detail.

Very truly yours,



Svetlana Vorontsov, Real Estate Officer II

Phone: 916-876-6220

Email: vorontsovs@saccounty.net

Enclosures

Cc: Hilary Masters



Fidelity National Title Company
 2150 John Glenn Dr, Suite 400, Concord, CA 94520
 Phone: (925) 288-8000 • Fax:

Issuing Policies of Fidelity National Title Insurance Company

Order No.: 01002182-010-PA-CDT

Title Officer: Craig Donner

TO:
 County of Sacramento
 3711 Branch Center Road
 Sacramento, CA 95827

Escrow Officer: Paul Avila
 1375 Exposition Blvd., Suite 240
 Sacramento, CA 95815
 (916) 646-6018
 (916) 646-6043

ATTN: **.Robin Lebell**
 YOUR REFERENCE: **CA 81259378**

PROPERTY ADDRESS: Warehouse Street, 14181 Grove Street, Unincorporated, CA

PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Nebraska Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature



By

Randy Quirk, President

Attest

Michael Gravelle, Secretary



Fidelity National Title Company

2150 John Glenn Dr, Suite 400, Concord, CA 94520

Phone: (925) 288-8000 • Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: February 8, 2018 at 7:30 a.m.

ORDER NO.: 01002182-010-PA-CDT

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee and Easement Estate

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

River Delta Unified School District, as to Parcel 1

River Delta Unified School District of Sacramento, Solano and Yolo Counties, California, as to Parcels 2 and 3

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF UNINCORPORATED, IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

All that real property situate in the County of Sacramento, State of California, described as follows:

All that portion of Swamp Land Survey 795 in Section 35, Township 5 North, Range 4 East, M. D. B. & M., situate in Walnut Grove California, described as follows:

Beginning at the Northeast corner of the Walnut Grove School as shown on that certain "Map Showing Survey Control and Proposed Pipeline Easements For Walnut Grove Sewer Assessment District" recorded in Book 5183 Official Records at Page 395, (also being a Portion of Parcel 17 as shown on said Map), thence from the True Point Of Beginning South 60°15'00" East 250.66 feet; thence South 25°56'00" West 518.85 feet; thence North 62°23'00" West 250.21 feet to the Southeast corner of the Walnut Grove School Property as shown on said Map recorded in Book 5183, Page 395, thence along the Easterly line of said Walnut Grove School Property North 25°56'00" East 527.18 feet to the point of beginning.

EXCEPTING THEREFROM all oil, gas, asphaltum, other hydrocarbons, chemical gas and minerals now or hereafter found situated or located in all or any part or portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, which have not previously been reserved here from, together with the right to slant drill for and remove all or any of said oil, gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of more than five hundred feet (500') below the surface thereof, but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof, as previously reserved of record.

APN: 146-0190-031

Parcel No. 2:

All that portion of Swamp Land Survey 795 in Section 35, Township 5 North, Range 4 East., M .D. B. M., situate in the County of Sacramento, State of California, described as follows:

Beginning at a point on the Easterly right of way line of the Southern Pacific Railroad, formerly the Sacramento Southern Railroad, from which the Northwest corner of Swamp Land Survey 795 bears North 60°20'00" West 50.11 feet to the centerline of the main track of said Southern Pacific Railroad; thence, along said centerline North 25°56'00" East 437.20 feet to its intersection with the North line of said Swamp Land Survey No. 795; thence, along said North line North 59°55'00" West 500.00 feet to said Northwest corner of Swamp Land Survey No. 795 ; thence, from said point of beginning South 60°20'00" East 20.04 feet to the Northwest corner of that certain five (5.00) acre parcel of land granted to the Walnut Grove School District in Book 604 of Official Records at Page 4; thence along the West and South lines of said five (5.00) acre parcel the following two (2) courses and distances; (1) South 25°56'00" West 325.00 feet and (2) South 60°20'00" East 671.58 feet to the Southeast corner of said five (5.00) acre parcel; thence South 25°56'00" West 175.05 feet to a point on the North line of that certain 118.512 acre parcel formerly owned by Clara B. Salisbury; thence, along the North line of ____ Clara B. Salisbury parcel and along the North line of that certain 10.212 acre parcel now or formerly owned by the Central Pacific Railway Company, North 62°23'00" West 690.46 feet to a point on the Easterly right-of-way line of the Southern Pacific Railroad; thence, along said Easterly right of way line, North 25°56'00" East 524.81 feet to the point of beginning and containing 3.12 acres, more or less.

EXCEPTING THEREFROM:

All that portion of that certain tract of land designated "Parcel No. 17" as shown on that certain document entitled "Map Showing Survey Control and Proposed Pipeline Easements for Walnut Grove Sewer Assessment District", recorded in Book 5183, Page 395, Sacramento County Official Records, described as follows:

**EXHIBIT A
(Continued)**

Beginning at a point located on the Southwesterly line of said Parcel No. 17 from which a one and one-half inch iron pipe monument tagged "L.S. 2651" marking the Southwest corner of said Parcel No. 17 bears North 62° 23' 00" West 406.38 feet; thence from said point of beginning South 62° 23' 00" East 20.00 feet; thence North 27° 37' 00" East 24.00 feet; thence North 62° 23' 00" West 28.00 feet; thence South 27° 37' 00" West 24.00 feet to the point of beginning; Containing 672 square feet, more or less.

Parcel No. 3:

All that portion of Swamp Land Survey No. 795 in Section 35, Township 5 North, Range 4 East, M. D. B M., situate in the County of Sacramento, State of California, described as follows:

Beginning at a point on the Easterly right of way line of the Southern Pacific Railroad, formerly the Sacramento Southern Railroad, from which the Northwest corner of Swamp Land Survey No. 795 bears North 60°20'00" West 50.11 feet to the centerline of the main track of said Southern Pacific Railroad; thence, along said centerline North 25°56'00" East 437.20 feet to its intersection with the North line of said Swamp Land Survey No. 795; thence, along said North line, North 59°55'00" West 500.00 feet to said Northwest corner of Swamp Land Survey No. 795; thence, from said point of beginning, along the Easterly right-of-way line of the Southern Pacific Railroad, North 25°56'00" East 24.33 feet to a point on the South line of that 17.411 acre parcel now or formerly owned by Sperry Dye; thence, along the South line of said Sperry Dye parcel, South 60°15'00" East 691.69 feet; thence, leaving said South line South 25°56'00" West 23.32 feet to the Northeast corner of that certain five (5.00) acre parcel of land granted to the Walnut Grove School District in Book 604 of Official Records at Page 4; thence, along the North line of said five (5.00) acre parcel, North 60°20'00" West 691.62 feet to the point of beginning, and containing 0.38 acres, more or less.

APN: 146-0170-059

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- 2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

- 3. Any unpaid amounts now owing, for delinquent utilities, of record or not. Amounts can be ascertained by contacting the following:

County of Sacramento at (916) 875-5555, and/or including :
 City of Sacramento at (916) 808-5454.
 City of Folsom at (916) 355-7200.
 City of Galt at (209) 366-7150.
 City of Elk Grove at (916) 478-3642.
 City of Rancho Cordova at (916) 638-9000.
 City of Isleton at (916) 777-7770.
 City of Citrus Heights at (916) 725-2448, and for waste charges - Allied Waste at (916) 725-9060, and as required, fax request to (916) 463-0297.
 Sacramento Suburban Water District at (916) 972-7171.

- 4. Said land is located within the boundaries of the Energy Independence Program Assessment District in accordance with Section 5898.22 of Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, as shown on a map recorded

District: Community Facilities District No. 2012-1 (Clean Energy)
 Recording Date: October 30, 2012
 Recording No.: Book 20121030 Page 0369, of Official Records

- 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sacramento
 Purpose: Public Road or Highway
 Recording Date: March 3, 1966
 Recording No: Book 660303, Page 479, of Official Records

- 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sacramento
 Purpose: Public Road or Highway
 Recording Date: May 20, 1966
 Recording No: Book 660520, Page 531, of Official Records

**EXCEPTIONS
(Continued)**

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sacramento
Purpose: Sewer
Recording Date: July 20, 1966
Recording No: Book 660720, Page 226, of Official Records

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sacramento
Purpose: Sewer
Recording Date: September 28, 1966
Recording No: Book 660928, Page 463, of Official Records

9. Matters contained in that certain document

Entitled: Joint Use Agreement
Dated: April 8, 2008
Executed by: Reclamation District 551 and Sacramento and San Joaquin Drainage District
Recording Date: June 9, 2008
Recording No: Book 20080609, Page 706, of Official Records

Reference is hereby made to said document for full particulars.

10. Matters contained in that certain document

Entitled: Joint Use Agreement
Dated: August 31, 2009
Executed by: Reclamation District 755 and Sacramento and San Joaquin Drainage District
Recording Date: December 10, 2009
Recording No: Book 20091210, Page 820, of Official Records

Reference is hereby made to said document for full particulars.

11. Water rights, claims or title to water, whether or not disclosed by the public records.

12. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

13. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

**EXCEPTIONS
(Continued)**

14. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
15. Rights of the public and/or Reclamation District in and to highways, roads, ditches, canals and levees embraced within the boundaries of the described land herein.
16. Any adverse claim based upon the assertion that said Land or any part thereof is now or at any time has been included within a navigable river, slough, or other navigable body of water.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
2. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial / Industrial properties, known as Warehouse Street, 14181 Grove Street, located within the city of Unincorporated, California, , to an Extended Coverage Loan Policy.
3. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
5. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
6. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:	146-0170-059-0000
Fiscal Year:	2017-2018
1st Installment:	\$1,302.06
2nd Installment:	\$1,302.06
Exemption:	\$0
Land:	\$0
Improvements:	\$0
Personal Property:	\$0
Code Area:	56021
Bill No.:	17383474

7. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

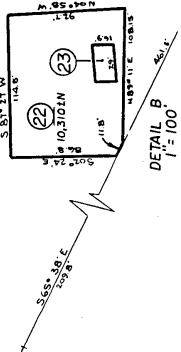
Tax Identification No.:	146-0190-031-0000
Fiscal Year:	2017-2018
1st Installment:	\$141.90
2nd Installment:	\$141.90
Exemption:	\$0
Land:	\$0
Improvements:	\$ 0
Personal Property:	\$0
Code Area:	56052
Bill No.:	17383513

**INFORMATIONAL NOTES
(Continued)**

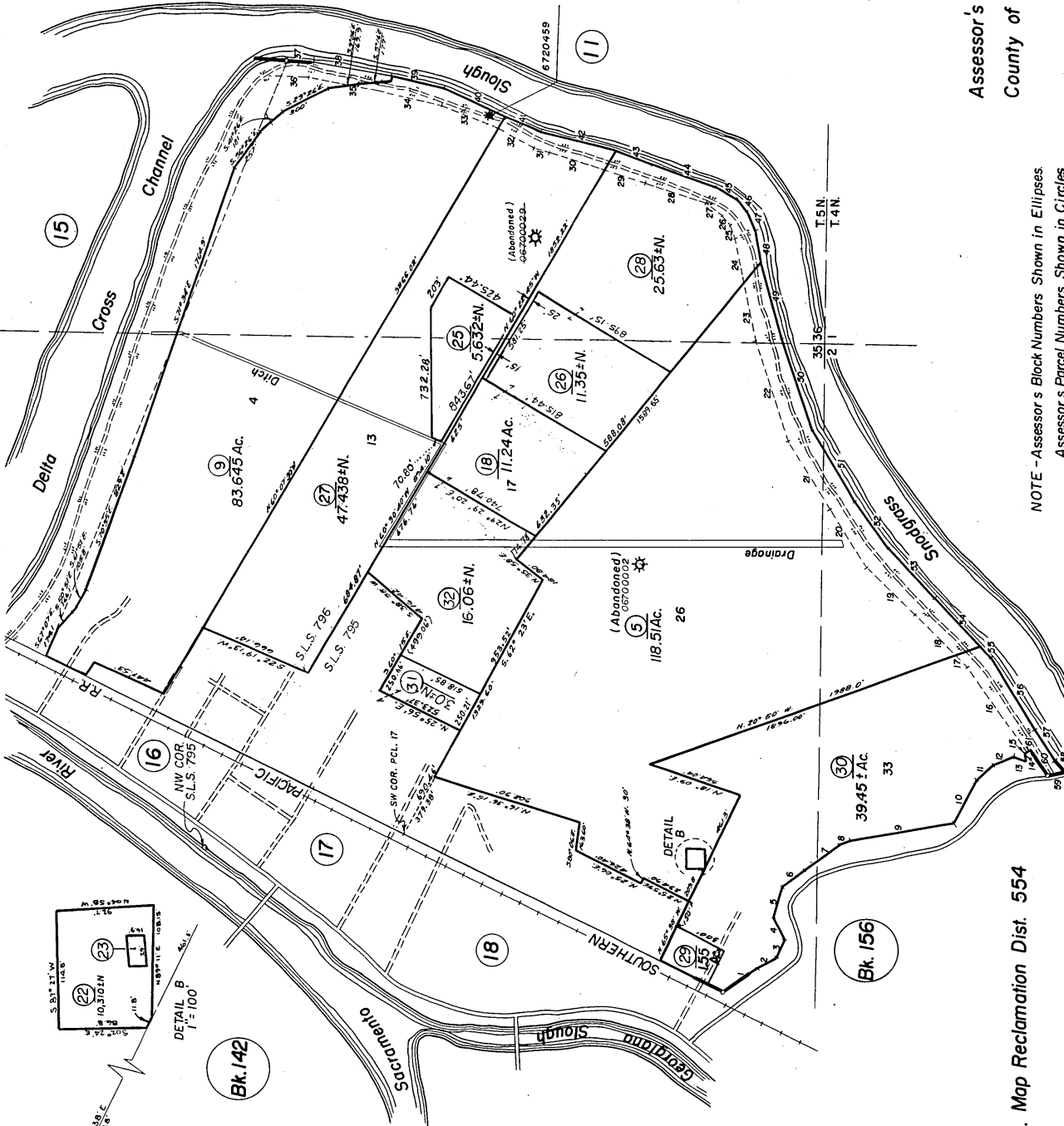
8. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
9. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:
Name(s) furnished: County of Sacramento
If these name(s) are incorrect, incomplete or misspelled, please notify the Company.
10. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
11. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
12. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
13. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

END OF INFORMATIONAL NOTES

Craig Donner/tp



Bk. 142

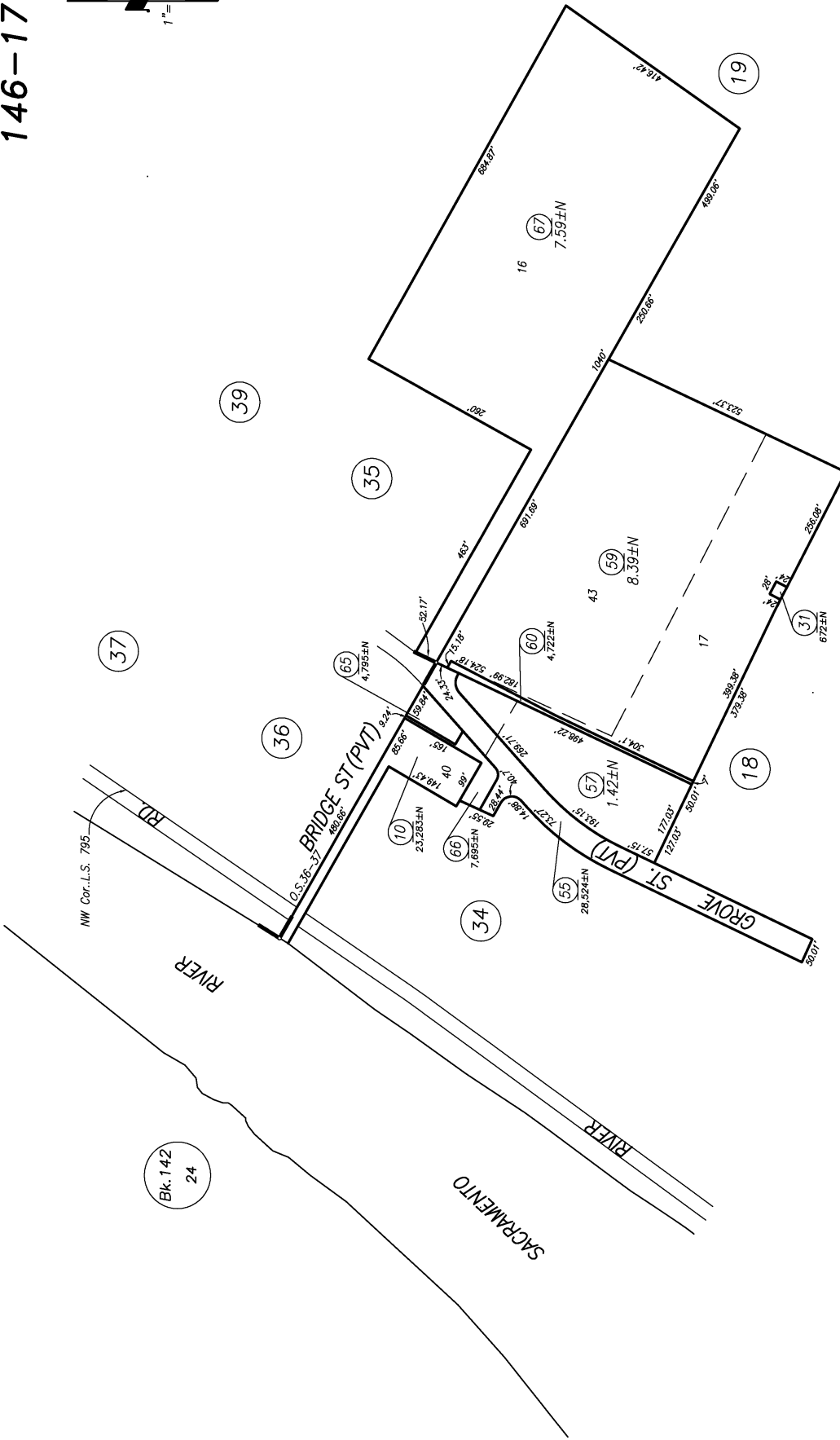
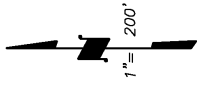


1	N. 89° 01' 30" W.	266.6'
2	N. 29° 25' 00" W.	181.8'
3	N. 64° 36' 10" W.	109.39'
4	S. 77° 22' W.	163.05'
5	N. 73° 55' 50" W.	176.92'
6	N. 70° 05' W.	276.33'
7	N. 37° 05' W.	64.62'
8	N. 2° 48' W.	61.01'
9	N. 11° 08' 40" W.	290.90'
10	N. 69° 30' 20" W.	157.45'
11	N. 18° 28' W.	124.33'
12	N. 18° 28' W.	47.35'
13	N. 84° 48' W.	44.17'
14	S. 84° 48' W.	5.88'
15	S. 39° 38' 30" W.	103.60'
16	S. 2° 43' 50" W.	103.60'
17	S. 44° 41' 50" W.	332.85'
18	S. 44° 41' 50" W.	389.40'
19	S. 44° 41' 50" W.	389.40'
20	S. 89° 01' W.	483.20'
21	S. 89° 01' W.	483.20'
22	S. 70° 12' 40" W.	602.59'
23	S. 79° 03' 20" W.	383.38'
24	S. 77° 32' 10" W.	280.31'
25	S. 10° 03' 20" W.	412.33'
26	S. 43° 29' 10" W.	68.60'
27	S. 34° 29' W.	120.10'
28	S. 17° 58' 40" W.	386.40'
29	S. 17° 58' 40" W.	250.89'
30	S. 17° 58' 40" W.	250.89'
31	S. 18° 28' W.	98.03'
32	S. 86° 40' 50" W.	236.54'
33	S. 22° 31' 50" W.	374.92'
34	S. 10° 03' 20" W.	412.33'
35	S. 10° 03' 20" W.	412.33'
36	S. 0° 38' 50" W.	168.17'
37	S. 0° 38' 50" W.	129.85'
38	S. 10° 39' 40" W.	432.49'
39	S. 25° 18' 40" W.	325.24'
40	S. 25° 18' 40" W.	325.24'
41	S. 22° 33' 40" W.	223.88'
42	S. 22° 33' 40" W.	441.85'
43	S. 18° 28' W.	366.92'
44	S. 18° 28' W.	136.31'
45	S. 28° 58' 50" W.	94.76'
46	S. 43° 51' 20" W.	122.54'
47	S. 63° 51' 10" W.	122.54'
48	S. 34° 29' W.	122.54'
49	S. 34° 29' W.	463.33'
50	S. 70° 30' 30" W.	566.46'
51	S. 89° 32' 50" W.	482.86'
52	S. 89° 32' 50" W.	322.20'
53	S. 42° 09' 40" W.	394.96'
54	S. 42° 09' 40" W.	60.33'
55	S. 42° 09' 40" W.	60.33'
56	S. 42° 09' 40" W.	485.87'
57	S. 42° 09' 40" W.	485.87'
58	S. 89° 32' 50" W.	322.20'
59	N. 14° 53' W.	81.74'
60	N. 49° 55' E.	164.66'
61	N. 18° 01' 30" W.	30.68'

Assessor's Map Bk. 146 - Pg. 19
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assess. Unrec. Map Reclamation Dist. 554



Assessor's Map Bk. 146 Pg. 17
County of Sacramento, Calif.

O.S. Bk.36, Pg.37 (10-20-1981)
Assessors Unrecorded Map Reclamation District 554

QUALIFICATIONS

Pattison & Associates, Inc. is an appraisal firm, consisting of Dwight and Michael Pattison, which provides appraisal reports on a wide variety of properties, including residential, commercial, industrial, agricultural, recreational and special purpose uses. We also are experienced in the appraisal of rights of way for roads, utilities, erosion projects, redevelopment projects and other purposes.

Dwight Pattison began his appraisal career in 1966 with the California Division of Highways, now Caltrans (District 3 office) and also worked for the Real Estate division of the State Department of General Services. Dwight is a 1966 graduate of Chico State University with a bachelor's degree in Business Administration. He obtained a certificate in real estate from UCLA in 1971. He left the State in 1984 to open his own appraisal firm, then joined Duncan, Duncan & Associates, Inc., as a partner in 1987 and remained through 1991. Dwight is a senior member of the International Right of Way Association and past president of the Sacramento Chapter. He has been a member of the International Executive Committee, serving as International President from 1999 to 2000. He has been chosen "Professional of the Year" four times, in 1980, 1990, 1991 and 2000. Dwight has been published in *Right of Way Magazine* on "The Valuation of Easements". He is also a designated senior member of the National Association of Independent Fee Appraisers (NAIFA). Dwight received his appraisal certification from the State of California, Office of Real Estate Appraisers, as a Certified General Appraiser. He is certified through September 11, 2018. He is a qualified expert witness in San Joaquin, Sacramento, Yolo, Mendocino, Santa Cruz, El Dorado, Placer and Contra Costa Counties.

Michael Pattison is a graduate of the University of California, Santa Barbara with a degree in Business Economics. He started his appraisal experience working as an assistant in 1984. Since then he has experience working in appraisals of single-family residences, commercial and other types of properties plus both easements and fee acquisition appraisals for rights of way and other public projects. He is a senior member of the Sacramento Chapter of the International Right of Way Association and is a Past President. He received his SR/WA designation in November 1997 and was voted "Member of the Year" in 1998 and "Professional of the Year" in 2002 and 2003. He also received the Frank C. Balfour "Professional of the Year" Award from the IR/WA in 2004. He is also an Associate Member of the Sacramento Sierra Chapter of the Appraisal Institute. Michael received his appraisal certification from the State of California, Office of Real Estate Appraisers, as a Certified General Appraiser. He is certified through May 10, 2020.

Pattison & Associates, Inc. Clients include:

United States Government

Federal Highway Administration
U.S. Army Corps of Engineers

Natural Resource Conservation Service

State of California

California Tahoe Conservancy
Department of General Services
University of California

Caltrans
Department of Water Resources
Wildlife Conservation Board

State of Nevada

Department of Transportation

Local Governments

Alpine County
Colusa County
Placer County
Sacramento County
Yolo County
Nevada County Trans. Commission
City of Citrus Heights
City of Davis
City of Elk Grove
City of Galt
City of Lathrop
City of Placerville
City of Rancho Cordova
City of Roseville
City of Stockton
City of Vacaville
City of Woodland
Town of Loomis
Town of Truckee

Amador County Trans. Commission
El Dorado County
Plumas County
San Joaquin County
Yuba County
San Joaquin Council of Governments
City of Colfax
City of El Cerrito
City of Folsom
City of Jackson
City of Lodi
City of Plymouth
City of Richmond
City of Sacramento
City of San Mateo
City of West Sacramento
City of Yuba City
Town of Paradise

Districts

Amador Water Agency
Central Contra Costa Sanitary District
Citrus Heights Water District
El Dorado Union High School District
Pescadero Reclamation District
Rescue Union School District
Sacramento Area Sewer District
Sacramento Regional Transit District
Sacramento Transit Dev. Agency
Tahoe City Public Utility District
West Contra Costa Wastewater District

Buckeye Union School District
Cosumnes Community Services District
Dry Creek Community Services District
Elk Grove Water District
Reclamation District 1601
Sacramento Area Flood Control Agency
Sacramento Regional Co. Sanitation Dist.
Sacramento Suburban Water District
Santa Clara Valley Water District
Tahoe Truckee Unified School District
Yuba County Water Agency

Utilities

American Telephone & Telegraph
Pacific Gas & Electric Company
Western Hub Properties

Golden State Water Company
Sacramento Municipal Utility District

Legal Firms

DeMettrion, Del Guercio, Springer & Moyer
Freeman, D'Aiuto, Pierce, Gurev, Keeling & Wolf
Hyde, Miller & Owen
Law Offices of William Wright

Doyle & Associates
Herman Fitzgerald & Associates
Oliver, Vose, Sandifer, Murphy & Lee

Corporations

3M Corporation
American Land Conservancy
California Conservation Fund
California Natural Products
California Waterfowl Association
The Fremont Group
Holman Investors
Los Rios Farms
Overland, Pacific & Cutler
Paragon Partners, Ltd.
R.C. Collett, Inc.
Sacramento Sunset Ltd.
Shell Oil Company/Equillon Corp.
Universal Field Services
Wickland Pipelines, LLC.
Winn Communities

Aerie Construction
American River Conservancy
California FFA Corporation
California Prune Packing Company
Capitol Avenue Development, LLC
Hamner, Jewell & Associates
K. Hovnanian Homes
Nature Conservancy
Paine Webber Acquisitions
Placer Land Trust
Richards Land & Cattle
Sacramento Valley Conservancy
Trust for Public Land
USA Properties Fund, LLC.
Wildlands, Inc.
Yolo Land Trust

Engineering Firms

Andregg Geomatics
Dokken Engineering
Gene Thorne & Associates
KASL Engineering
Martin, Rivett & Olson
Sauers Engineering

Boyle Engineering
Domenichelli & Associates
HDR Engineering
Mark Thomas & Co. Engineering
Psomas and Associates

Assignments Include:

Twitchell and Bradford Island
Sherman Island Project
Los Banos Grandes Reservoir Project
Richmond Parkway Project
Calvine Road, SR 99 Interchange Project
Foresthill Road Widening Project
Elk Grove Blvd, SR 99 Interchange Project
Tahoe City Improvement Project
Greenback Lane Widening Project
Elkhorn Boulevard/I-80 Interchange Project
Magpie Creek Improvement Project
Plumas Ave Extension, Yuba City
Sylvan Corners Intersection Project
Hwy 99-Fremont to Cherokee Project
Hwy 99/Hammer Lane Interchange Project
Sacramento Airport Jet Fuel Pipeline Project
Bradshaw 6A, 6B, 7B Interceptor Projects
Jefferson Boulevard Widening Project
Amador Water Transmission Line Project
Bond Road Widening Project
Main Avenue Bridge Replacement Project
Fulton Avenue Beautification Project
Sheldon Road Widening Project
Hwy 99/Grant Line Road Interchange Project
Two Rivers Trail Project
Tahoe Pines Erosion Control Project
Railroad Avenue Realignment (Suisun)
Franklin Blvd Widening Project
Florin Road Beautification Project
South Watt Avenue Widening Project
W. El Camino Bridge Replacement Project
Barton Road Bridge Replacement Project
Lake Forest Erosion Control Project
Plymouth Water Transmission Line Project
East Street/Lemen Avenue Intersection Project
Wheatland Canal Project
CR 102/I-5 Interchange Project
Bradshaw Road Widening Project
El Dorado Street Widening Project (Stockton)
Bird Road/SR 132 Interchange Project
Hazel Avenue Widening Project
French Camp Road/Interstate 5 Interchange Proj.
Waterman Road Improvement Project
Sacramento County Sidewalk Continuity Project
Sunset Blvd./Highway 65 Interchange Project
Walnut Grove Sewer Interceptor Project
Thornton Road Widening Project (Stockton)
PG&E Lines 406/407 Pipeline Projects
North Stockton Grade Separations Project
Auburn Boulevard Widening Project
Folsom Boulevard Widening Project
Freedom Park Drive/Watt Avenue Project
Marconi Avenue Sidewalk Project
North Natomas Levee Project
South Watt Ave Soundwall Project
Highway 99/Elverta Road Interchange Project
Markham Ravine Bridge Replacement Project
White Rock Road Realignment Project
Arden Way Sidewalk Project
Sawmill Road Erosion Control Project
Christmas Valley Erosion Control Project
King Slough Bridge Replacement Project
El Camino Avenue Sidewalk Project
SASD Creek Crossings Project
West Capitol Avenue Improvement Project
Ulatis Creek Bicycle Path Project
U.S. 50/Watt Avenue Interchange Project
R.T. South Sacramento Corridor Project
Pearson Road Widening Project
Horseshoe Bar Road Widening Project
Deterding Safe Routes to School Project
Forni Rd/Hwy 50 Interchange Project
Hwy 49 Pole Line Relocation Project
Swetzer Road Sewer Line Project
Pinell Street Sidewalk Project
Upper Lake County Flood Control Project
Mono Way Widening Project
Kirchgater Safe Routes to School Project
Cold Springs Road Widening Project
Shepherd Tap Power Line Project
Beckwourth-Genesee Road Widening Project
Fair Oaks Boulevard Improvement Project
Amador Small Diameter Water Pipeline Project
Diamond Springs Parkway Phase 1A Project
Gerber Creek Channelization Project
Wise Road Bridge Replacement Project
Bassi Road Bridge Replacement Project
Fulton Avenue Overlay Project
Hazel Avenue Sidewalk Project
Gold Hill Road Realignment and Bridge Project
Old Florin Town Streetscape Project
Clear Creek Road Bridges Project
Newcastle Water Line Project
Greenstone Road Bridge Replacement Project
Oak Ridge Drive Bridge Replacement Project
Elk Grove-Florin Road Widening Project
Silver Springs Parkway Extension Project
Elk Grove-Florin Road Bridge Project

Dwight Pattison

2378 Maritime Drive, Suite 110
Elk Grove, CA 95758
(916) 714-3010
e-mail: dwight@pattisonappraisals.com

Certified General Appraiser
Real Estate Appraiser
Certificate #AG009699
Certified through 9-11-2018

Education

Bachelor of Science
Chico State, 1966

Work History

October 1991 - Present

Principal
Pattison & Associates, Inc.
Real Estate Appraisals
2378 Maritime Drive, Suite 110
Elk Grove, CA 95758

April 1987 - October 1991

Principal; Appraiser
Duncan, Duncan & Associates
P.O. Box 1066
Woodbridge, CA 95258

March 1984 - April 1987

Independent Fee Appraiser
Dwight Pattison Appraisals
2210 "K" Street, Suite A
Sacramento, CA 95816

January 1974 - March 1984

Staff Appraiser; Program Manager
State of California
Department of General Services
Real Estate Services Division
Sacramento, CA

February 1966 - January 1974

Right of Way Agent
California Division of Highways
Marysville, CA 1966-70
Bishop, CA 1970-72
Sacramento, CA 1973

Professional Education

Certificate in Real Estate - UCLA, December 1971

Attended Following Courses:

California Division of Highways Right of Way Academy
August 1966

Principles of Real Estate Appraisal
October 1966 - January 1987

Legal Aspects of Real Estate
February 1967 - May 1967

Advanced Real Estate Appraisal (Rural)
March 1968 - December 1968

Communication and the Acquisition Process - August 1968

Tax Planning for Real Estate Transactions
September 1968 - December 1968

Intermediate Real Estate Appraisals
September 1971 - December 1971

Advanced Appraisal - Urban Properties (MAI Course 2)
August 1972

Principles of Relocation Assistance
December 1974 - February 1975

Advanced Appraisal - Income Properties (MAI Course 1B)
August 1976

Interpersonal Relations in Real Estate Acquisition
December 1978

Environmental Considerations - June 1980

Non-Verbal Communication - May 1981

Report Writing - March 1982

Income Approach to Valuation - October 1984

Standards of Professional Practice - December 1987

Uniform Standards of Professional Appraisal Practice - August 1991

Capitalization Theory Part A - September 1992

Ethics and the Right of Way Profession - December 1992

Standards of Practice for the Right of Way Professional-April 1993

Legal Aspects of Easements - October 1993

Valuation of Contaminated Properties - May 1995

Skills of Expert Testimony - November 1996

Easement Valuation - November 1997
Federal and State Laws and Regulations - February 2000
Appraisal Review - June 2000
Review Appraising in Eminent Domain - October 2002
Uniform Standards of Professional Appraisal Practice
7 Hour Update Course – 4/96, 2/00, 8/03, 2/06, 4/08, 2/10, 3/12, 3/14, 4/16, 12/17
Appraisal of Partial Acquisitions - January 1995, October 2005, October 2017
ASFMRA Yellow Book Seminar - June 2006
Understanding Environmental Contamination in Real Estate - October 2006
Litigation Appraisal - December 2010
Understanding Highest and Best Use - March 2011
Eminent Domain Law Basics for Right of Way Professionals – September 2012
Valuation of Environmentally Contaminated Real Estate – February 2016

Professional Affiliations

Member of Sacramento Chapter 27, International Right of Way Association
President, 1978
International Director, 1979-80
Regional Vice Chairman (California, Arizona, Nevada, Hawaii), 1980-81 & 1981-82
Regional Chairman, 1982-83 & 1983-84
Member International Valuation (Appraisal) Committee
Vice Chairman, 1985-86
Chairman, 1986-87
Chairman, International Education Seminar, 1991
Member International Ethics Committee, 1991-92 & 1992-93
Member International Executive Committee, 1993-94 through 1999-2000
International President, 1999 through 2000
Received SR/WA designation on February 28, 1979
Professional of the Year, Sacramento Chapter, 1980, 1990, 1991, 2000
Nominated for International Professional of the Year, 1978, 1991, 1992
Member of Nor-Cal Chapter, National Association of Independent Fee Appraisers
Received IFAS designation on February 17, 1995
Recertified through September 11, 2018
Member of the Advisory Council of the Appraisal Foundation, 1995-1997
Member of the Appraisal Foundation Board of Trustees, 2000-2004

Michael Pattison

2378 Maritime Drive, Suite 110
Elk Grove, CA 95758
(916) 714-3010
e-mail: mike@pattisonappraisals.com

Certified General Appraiser
Real Estate Appraiser
Certificate #AG026061
Certified through 5-10-2020

Education

Bachelor of Arts Degree
Business Economics
University of California,
Santa Barbara, 1991

Work History

October 1991 - Present

Principal
Pattison & Associates, Inc.
Real Estate Appraisals
2378 Maritime Drive, Suite 110
Elk Grove, CA 95758

June 1991 - October 1991

Appraisal Research (Part-Time)
Duncan, Duncan & Associates
P.O. Box 1066
Woodbridge, CA 95258

September 1986 - June 1991

Full Time Student

June 1984 - September 1986

Appraisal Assistant
Dwight Pattison Appraisals
2210 "K" Street, Suite A
Sacramento, CA 95816

Professional Education

Attended Following Courses:

Principles of Real Estate Appraisals

Sacramento City College: September - December 1991

Principles of Right of Way Acquisition - International Right of Way Association

Course 101 (Appraisal, Law, Engineering, Acquisition, Relocation) - April 1992

Appraisal Procedures

Appraisal Institute Course I120 - May 1993

Legal Aspects of Easements - October 1993

Easement Valuation - October 1993

Uniform Standards of Professional Appraisal Practice

14 Hour Course - April 1994

Property Descriptions - September 1995

Interpersonal Relations of Real Estate Acquisition - February 1997
Introduction to the Income Approach to Valuation - April 1997
Basic Income Capitalization - June 1997
Communications in Real Estate Acquisition - October 1997
Advanced Applications
 Appraisal Institute Course II550 - October 1999
Federal and State Laws and Regulations - February 2000, January 2014
Review Appraising in Eminent Domain - October 2002
Uniform Standards of Professional Appraisal Practice (USPAP)
 7 Hour Update Course – 4/01, 12/03, 1/06, 3/08, 1/10, 3/12, 12/13, 12/15, 12/17
Appraisal of Partial Acquisitions - January 1995, October 2005
ASFMRA Yellow Book Seminar - October 2006
Understanding Environmental Contamination in Real Estate – October 2006
General Appraiser Market Analysis and Highest & Best Use
 Appraisal Institute Course 400G - May 2009
Business Practice and Ethics (Standards of Professional Practice)
 Appraisal Institute Course II420 - April 2001, September 2006, May 2010
Eminent Domain Law Basics for Right of Way Professionals – September 2012
Condemnation Appraising: Principles and Applications – September 2013
Uniform Act Executive Summary – March 2014
Valuation of Environmentally Contaminated Real Estate – February 2016

Professional Affiliation

Member, Sacramento Chapter 27, International Right of Way Association
 President, 2000
 International Director, 1998-2000
 Chairman, Valuation Committee, 1992-1995
 Chairman, Education Committee, 1995-1997
 Chairman, Professional Development Committee, 2001-Present
 Member International Professional Development Committee, 2002-2008
 Received SR/WA designation on November 15, 1997
 Recertified through November 15, 2022
 Member of the Year, Sacramento Chapter, 1998
 Professional of the Year, Sacramento Chapter, 2002 & 2003
 Frank C. Balfour Award Recipient, “Professional of the Year”, IR/WA, 2004

Trustee, Right of Way International Education Foundation, 2009 - Present

Practicing Affiliate Member, Sacramento-Sierra Chapter of the Appraisal Institute



Fidelity National Title Company
 2150 John Glenn Dr, Suite 400, Concord, CA 94520
 Phone: (925) 288-8000 • Fax:

Issuing Policies of Fidelity National Title Insurance Company

Order No.: 01002182-010-PA-CDT

Title Officer: Craig Donner

TO:
 County of Sacramento
 3711 Branch Center Road
 Sacramento, CA 95827

Escrow Officer: Paul Avila
 1375 Exposition Blvd., Suite 240
 Sacramento, CA 95815
 (916) 646-6018
 (916) 646-6043

ATTN: **.Robin Lebell**
 YOUR REFERENCE: **CA 81259378**

PROPERTY ADDRESS: Warehouse Street, 14181 Grove Street, Unincorporated, CA

PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Nebraska Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature



By:
 Randy Quirk, President
 Attest:
 Michael Gravelle, Secretary



Fidelity National Title Company

2150 John Glenn Dr, Suite 400, Concord, CA 94520

Phone: (925) 288-8000 • Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: February 8, 2018 at 7:30 a.m.

ORDER NO.: 01002182-010-PA-CDT

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee and Easement Estate

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

River Delta Unified School District, as to Parcel 1

River Delta Unified School District of Sacramento, Solano and Yolo Counties, California, as to Parcels 2 and 3

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF UNINCORPORATED, IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

All that real property situate in the County of Sacramento, State of California, described as follows:

All that portion of Swamp Land Survey 795 in Section 35, Township 5 North, Range 4 East, M. D. B. & M., situate in Walnut Grove California, described as follows:

Beginning at the Northeast corner of the Walnut Grove School as shown on that certain "Map Showing Survey Control and Proposed Pipeline Easements For Walnut Grove Sewer Assessment District" recorded in Book 5183 Official Records at Page 395, (also being a Portion of Parcel 17 as shown on said Map), thence from the True Point Of Beginning South 60°15'00" East 250.66 feet; thence South 25°56'00" West 518.85 feet; thence North 62°23'00" West 250.21 feet to the Southeast corner of the Walnut Grove School Property as shown on said Map recorded in Book 5183, Page 395, thence along the Easterly line of said Walnut Grove School Property North 25°56'00" East 527.18 feet to the point of beginning.

EXCEPTING THEREFROM all oil, gas, asphaltum, other hydrocarbons, chemical gas and minerals now or hereafter found situated or located in all or any part or portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, which have not previously been reserved here from, together with the right to slant drill for and remove all or any of said oil, gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of more than five hundred feet (500') below the surface thereof, but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof, as previously reserved of record.

APN: 146-0190-031

Parcel No. 2:

All that portion of Swamp Land Survey 795 in Section 35, Township 5 North, Range 4 East., M .D. B. M., situate in the County of Sacramento, State of California, described as follows:

Beginning at a point on the Easterly right of way line of the Southern Pacific Railroad, formerly the Sacramento Southern Railroad, from which the Northwest corner of Swamp Land Survey 795 bears North 60°20'00" West 50.11 feet to the centerline of the main track of said Southern Pacific Railroad; thence, along said centerline North 25°56'00" East 437.20 feet to its intersection with the North line of said Swamp Land Survey No. 795; thence, along said North line North 59°55'00" West 500.00 feet to said Northwest corner of Swamp Land Survey No. 795 ; thence, from said point of beginning South 60°20'00" East 20.04 feet to the Northwest corner of that certain five (5.00) acre parcel of land granted to the Walnut Grove School District in Book 604 of Official Records at Page 4; thence along the West and South lines of said five (5.00) acre parcel the following two (2) courses and distances; (1) South 25°56'00" West 325.00 feet and (2) South 60°20'00" East 671.58 feet to the Southeast corner of said five (5.00) acre parcel; thence South 25°56'00" West 175.05 feet to a point on the North line of that certain 118.512 acre parcel formerly owned by Clara B. Salisbury; thence, along the North line of ____ Clara B. Salisbury parcel and along the North line of that certain 10.212 acre parcel now or formerly owned by the Central Pacific Railway Company, North 62°23'00" West 690.46 feet to a point on the Easterly right-of-way line of the Southern Pacific Railroad; thence, along said Easterly right of way line, North 25°56'00" East 524.81 feet to the point of beginning and containing 3.12 acres, more or less.

EXCEPTING THEREFROM:

All that portion of that certain tract of land designated "Parcel No. 17" as shown on that certain document entitled "Map Showing Survey Control and Proposed Pipeline Easements for Walnut Grove Sewer Assessment District", recorded in Book 5183, Page 395, Sacramento County Official Records, described as follows:

**EXHIBIT A
(Continued)**

Beginning at a point located on the Southwesterly line of said Parcel No. 17 from which a one and one-half inch iron pipe monument tagged "L.S. 2651" marking the Southwest corner of said Parcel No. 17 bears North 62° 23' 00" West 406.38 feet; thence from said point of beginning South 62° 23' 00" East 20.00 feet; thence North 27° 37' 00" East 24.00 feet; thence North 62° 23' 00" West 28.00 feet; thence South 27° 37' 00" West 24.00 feet to the point of beginning; Containing 672 square feet, more or less.

Parcel No. 3:

All that portion of Swamp Land Survey No. 795 in Section 35, Township 5 North, Range 4 East, M. D. B M., situate in the County of Sacramento, State of California, described as follows:

Beginning at a point on the Easterly right of way line of the Southern Pacific Railroad, formerly the Sacramento Southern Railroad, from which the Northwest corner of Swamp Land Survey No. 795 bears North 60°20'00" West 50.11 feet to the centerline of the main track of said Southern Pacific Railroad; thence, along said centerline North 25°56'00" East 437.20 feet to its intersection with the North line of said Swamp Land Survey No. 795; thence, along said North line, North 59°55'00" West 500.00 feet to said Northwest corner of Swamp Land Survey No. 795; thence, from said point of beginning, along the Easterly right-of-way line of the Southern Pacific Railroad, North 25°56'00" East 24.33 feet to a point on the South line of that 17.411 acre parcel now or formerly owned by Sperry Dye; thence, along the South line of said Sperry Dye parcel, South 60°15'00" East 691.69 feet; thence, leaving said South line South 25°56'00" West 23.32 feet to the Northeast corner of that certain five (5.00) acre parcel of land granted to the Walnut Grove School District in Book 604 of Official Records at Page 4; thence, along the North line of said five (5.00) acre parcel, North 60°20'00" West 691.62 feet to the point of beginning, and containing 0.38 acres, more or less.

APN: 146-0170-059

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- 2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

- 3. Any unpaid amounts now owing, for delinquent utilities, of record or not. Amounts can be ascertained by contacting the following:

County of Sacramento at (916) 875-5555, and/or including :
 City of Sacramento at (916) 808-5454.
 City of Folsom at (916) 355-7200.
 City of Galt at (209) 366-7150.
 City of Elk Grove at (916) 478-3642.
 City of Rancho Cordova at (916) 638-9000.
 City of Isleton at (916) 777-7770.
 City of Citrus Heights at (916) 725-2448, and for waste charges - Allied Waste at (916) 725-9060, and as required, fax request to (916) 463-0297.
 Sacramento Suburban Water District at (916) 972-7171.

- 4. Said land is located within the boundaries of the Energy Independence Program Assessment District in accordance with Section 5898.22 of Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, as shown on a map recorded

District: Community Facilities District No. 2012-1 (Clean Energy)
 Recording Date: October 30, 2012
 Recording No.: Book 20121030 Page 0369, of Official Records

- 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sacramento
 Purpose: Public Road or Highway
 Recording Date: March 3, 1966
 Recording No: Book 660303, Page 479, of Official Records

- 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sacramento
 Purpose: Public Road or Highway
 Recording Date: May 20, 1966
 Recording No: Book 660520, Page 531, of Official Records

**EXCEPTIONS
(Continued)**

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sacramento
Purpose: Sewer
Recording Date: July 20, 1966
Recording No: Book 660720, Page 226, of Official Records

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sacramento
Purpose: Sewer
Recording Date: September 28, 1966
Recording No: Book 660928, Page 463, of Official Records

9. Matters contained in that certain document

Entitled: Joint Use Agreement
Dated: April 8, 2008
Executed by: Reclamation District 551 and Sacramento and San Joaquin Drainage District
Recording Date: June 9, 2008
Recording No: Book 20080609, Page 706, of Official Records

Reference is hereby made to said document for full particulars.

10. Matters contained in that certain document

Entitled: Joint Use Agreement
Dated: August 31, 2009
Executed by: Reclamation District 755 and Sacramento and San Joaquin Drainage District
Recording Date: December 10, 2009
Recording No: Book 20091210, Page 820, of Official Records

Reference is hereby made to said document for full particulars.

11. Water rights, claims or title to water, whether or not disclosed by the public records.

12. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

13. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

**EXCEPTIONS
(Continued)**

14. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
15. Rights of the public and/or Reclamation District in and to highways, roads, ditches, canals and levees embraced within the boundaries of the described land herein.
16. Any adverse claim based upon the assertion that said Land or any part thereof is now or at any time has been included within a navigable river, slough, or other navigable body of water.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
2. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial / Industrial properties, known as Warehouse Street, 14181 Grove Street, located within the city of Unincorporated, California, , to an Extended Coverage Loan Policy.
3. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
5. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
6. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:	146-0170-059-0000
Fiscal Year:	2017-2018
1st Installment:	\$1,302.06
2nd Installment:	\$1,302.06
Exemption:	\$0
Land:	\$0
Improvements:	\$0
Personal Property:	\$0
Code Area:	56021
Bill No.:	17383474

7. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:	146-0190-031-0000
Fiscal Year:	2017-2018
1st Installment:	\$141.90
2nd Installment:	\$141.90
Exemption:	\$0
Land:	\$0
Improvements:	\$ 0
Personal Property:	\$0
Code Area:	56052
Bill No.:	17383513

**INFORMATIONAL NOTES
(Continued)**

8. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
9. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:
Name(s) furnished: County of Sacramento
If these name(s) are incorrect, incomplete or misspelled, please notify the Company.
10. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
11. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
12. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
13. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

END OF INFORMATIONAL NOTES

Craig Donner/tp

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL

PRIVACY NOTICE

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p>Types of Information Collected. You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p>How Information is Collected. We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p>Use of Collected Information. We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p>When Information Is Disclosed. We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p>Choices With Your Information. Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p>Information From Children. We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>
<p>Privacy Outside the Website. We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p>International Users. By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p>The California Online Privacy Protection Act. Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p>Your Consent To This Privacy Notice. By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p>Access and Correction; Contact Us. If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.</p>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- Cookies. When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;

- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company

FNTC - Fidelity National Title Company
FNTCCA –Fidelity National Title Company of California

FNF Underwriter

FNTIC - Fidelity National Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (FNTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 or 36 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

DISASTER LOANS (FNTIC)

The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and

f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II, (t or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

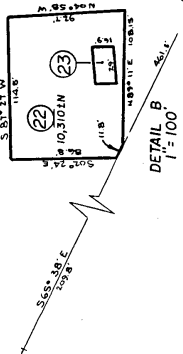
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

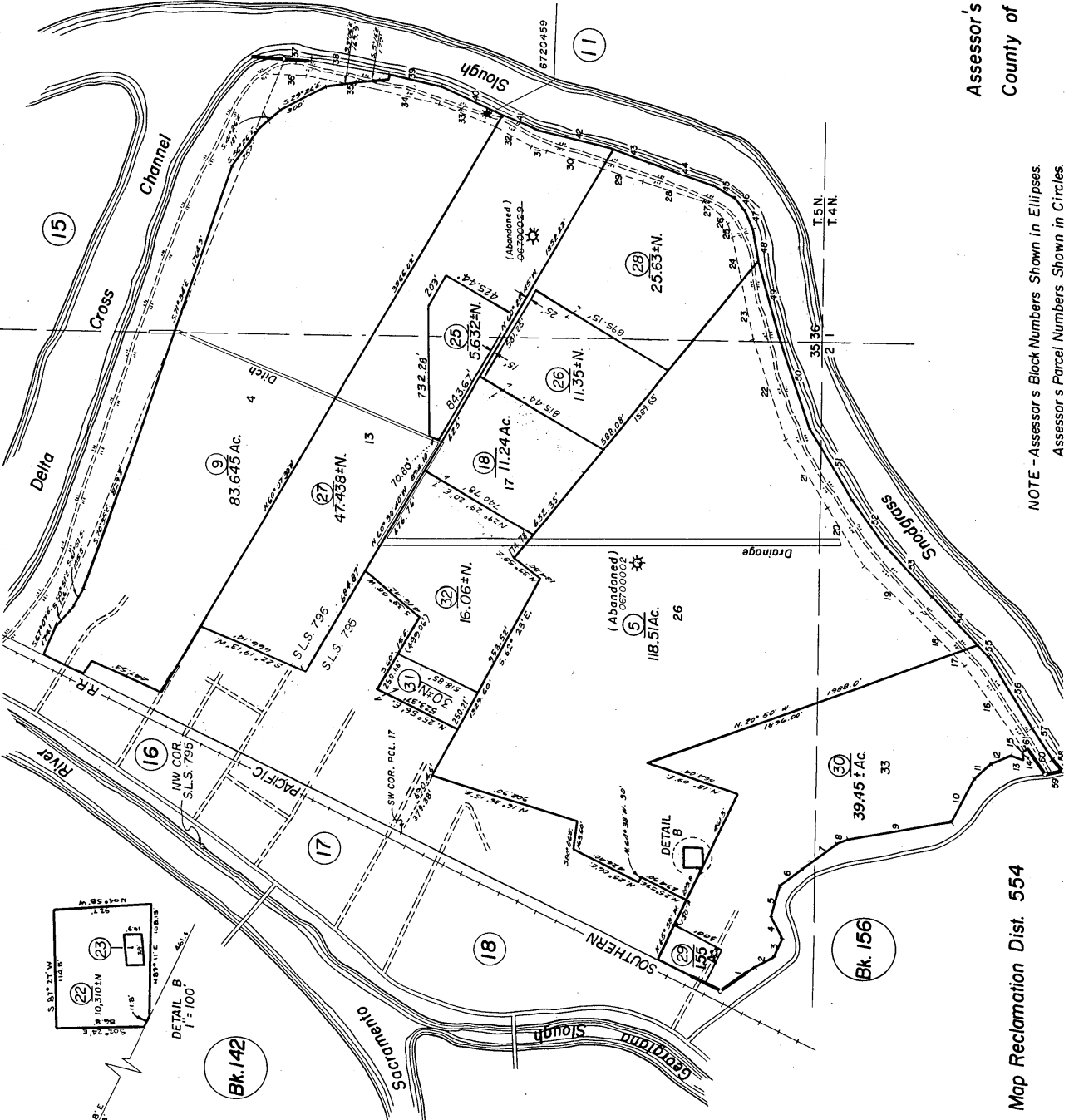
The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



DETAIL B
1" = 100'

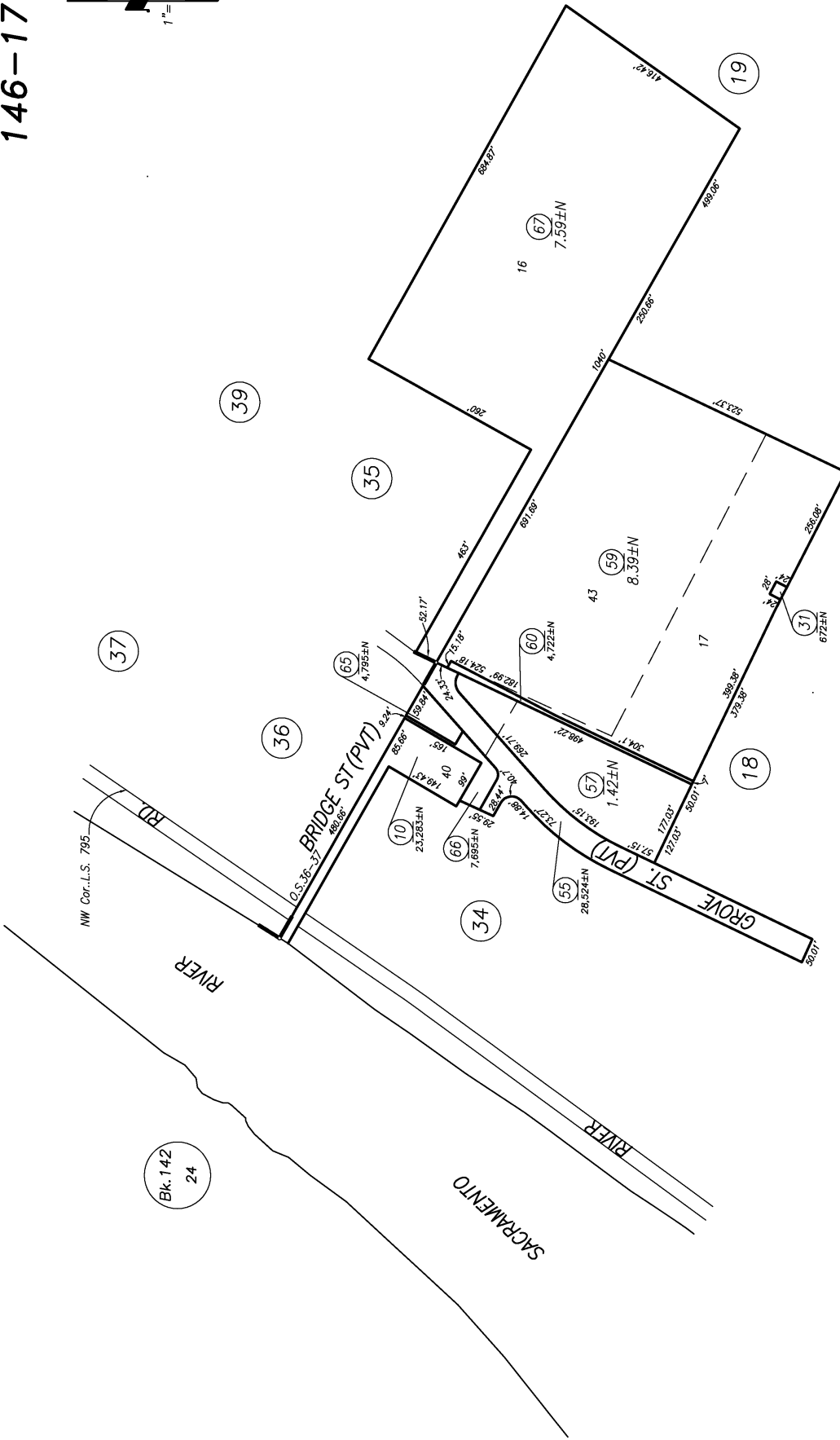
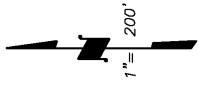
1	N. 89° 01' 30" W.	266.6'
2	N. 29° 45' 00" W.	109.59'
3	S. 77° 22' W.	165.05'
4	N. 73° 55' 50" W.	176.92'
5	N. 37° 05' W.	74.93'
6	N. 73° 55' 50" W.	176.92'
7	N. 29° 45' 00" W.	109.59'
8	N. 89° 01' 30" W.	266.6'
9	N. 11° 08' 40" W.	610.51'
10	N. 69° 30' 20" W.	290.90'
11	N. 11° 08' 40" W.	610.51'
12	N. 18° 28' W.	123.33'
13	N. 18° 10' E.	47.35'
14	S. 89° 48' W.	44.17'
15	S. 39° 28' W.	5.88'
16	S. 52° 43' 50" W.	103.65'
17	S. 49° 44' 50" W.	332.85'
18	S. 49° 44' 50" W.	332.85'
19	S. 49° 44' 50" W.	332.85'
20	S. 89° 01' W.	483.20'
21	S. 70° 12' 40" W.	602.59'
22	S. 79° 03' 20" W.	383.39'
23	S. 77° 02' 10" W.	280.31'
24	S. 77° 02' 10" W.	280.31'
25	S. 77° 02' 10" W.	280.31'
26	S. 49° 39' 10" W.	66.60'
27	S. 34° 29' W.	120.10'
28	S. 17° 58' 40" W.	356.40'
29	S. 15° 15' 40" W.	290.99'
30	S. 15° 15' 40" W.	290.99'
31	S. 18° 28' W.	98.03'
32	S. 26° 40' 50" W.	238.54'
33	S. 22° 31' 50" W.	374.92'
34	S. 10° 39' 40" W.	432.49'
35	S. 10° 03' 20" W.	412.33'
36	S. 0° 38' 50" W.	168.17'
37	S. 0° 32' 40" W.	129.85'
38	S. 10° 39' 40" W.	432.49'
39	S. 10° 39' 40" W.	432.49'
40	S. 25° 18' 40" W.	395.24'
41	S. 22° 35' 40" W.	223.88'
42	S. 12° 50' 20" W.	441.85'
43	S. 18° 01' W.	316.69'
44	S. 18° 01' W.	316.69'
45	S. 28° 58' 30" W.	136.31'
46	S. 45° 51' 20" W.	94.76'
47	S. 63° 51' 10" W.	122.54'
48	S. 63° 51' 10" W.	122.54'
49	S. 39° 23' 40" W.	463.35'
50	S. 70° 30' 30" W.	566.46'
51	S. 89° 32' 50" W.	482.86'
52	S. 89° 32' 50" W.	482.86'
53	S. 89° 32' 50" W.	482.86'
54	S. 42° 09' 40" W.	394.96'
55	S. 42° 09' 40" W.	394.96'
56	S. 42° 09' 40" W.	394.96'
57	S. 42° 09' 40" W.	394.96'
58	S. 89° 32' 50" W.	482.86'
59	N. 14° 53' W.	81.74'
60	N. 49° 55' E.	164.66'
61	N. 19° 01' 30" W.	30.68'



Assessor's Map Bk. 146 - Pg. 19
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assess. Unrec. Map Reclamation Dist. 554



Assessor's Map Bk. 146 Pg. 17
County of Sacramento, Calif.

O.S. Bk.36, Pg.37 (10-20-1981)
Assessors Unrecorded Map Reclamation District 554

COUNTY OF SACRAMENTO



INFORMATION GUIDE FOR PROPERTY OWNERS

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INTRODUCTION

This booklet was prepared for you as a person who may potentially be affected by a proposed public transportation project. If your property is to be affected, you may have wondered what will happen. Who will contact you? What will you be paid for your property? Who will pay your moving costs? Will the County of Sacramento help you find a new place to live? Important questions like these require specific answers.

We hope this booklet will answer some of your questions and present a better picture of our overall procedures.

WHY DOES A PUBLIC AGENCY HAVE THE RIGHT TO BUY MY PROPERTY?

Our state and federal constitutions recognize the need for public agencies to purchase private property for public use, and provide appropriate safeguards to accomplish this purpose. State and federal constitutions and the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, authorize the purchase of private property for public use and assure full protection of the rights of each citizen. The responsibility for studying potential sites for a transportation project rests with a team of specially trained individuals selected to do this important job. Many months or even years are spent in preliminary study and investigation to consider possible locations for a project.

Consideration of the environmental and social impacts are as much a part of location determination as engineering and cost. Participation by private citizens and public agencies is actively sought so that various views can be considered in the study process. The process may include public hearings and/or workshops, which give persons an opportunity to express their views on the locations being considered.

The County of Sacramento is composed of many specialists. Among these are:

Transportation Planners

These individuals determine methods and routes for the traveling public. This includes studies of existing traffic patterns, “origin-destination” surveys and user benefits. They also determine whether the proposed project location is economically sound. They research and analyze the effects produced by similar projects upon other communities.

Environmental Planners

These individuals evaluate the socio-economic and/or environmental impacts, including traffic, noise and visual impacts of the proposed project. The best possible location for a transportation facility is selected after thorough social, economic, engineering, and environmental analyses, as well as consideration of expressed public concerns and desires. The goal is that the project provide the greatest public good and the least private injury or inconvenience while rendering the best possible service.

Design Engineers

These individuals recommend the type of transportation project which will be of the most benefit to the public. They prepare design plans which determine the properties needed for the project.

Transportation Surveyors

These individuals perform field surveys and monument property lines to delineate and map the County's right of way needs. They are also authorized by law to enter real property to perform such tasks.

Acquisition Real Estate Officers

These individuals present the County's purchase offer to property owners and assist them through the acquisition process. They prepare the purchase agreement, deeds and other documents required to convey title to the County.

Relocation Assistance Program Officers

These individuals perform early studies of the general needs of persons who may need to be relocated and the kind of replacement properties which may be required. A relocation impact analysis will be completed before the County requires anyone to move from their property. The relocation officer will explain applicable relocation entitlements to occupants, prepare the claim forms, and assist occupants through the relocation process.

WHO WILL CONTACT ME?

Typically, one of the first persons you will meet is an independent, third-party appraiser. You will be afforded the opportunity to accompany the appraiser on the inspection of your property. At the time of the inspection the appraiser will also provide you with general project information. The appraiser will analyze your property and examine all of the features which contribute to its market value. Information about improvements you have made and any other special features that you believe may affect the market value of your property should be given to the appraiser to ensure he/she has all the information you feel is relevant.

It is the duty of the County to ensure that you receive fair market value as if you sold your property privately in the open market. The County cannot buy your property for more than it is worth, but it can and will assure you that you do not have to sell your property for less than its fair market value. California law provides that the owner shall receive a copy of the appraisal or a summary of the valuation upon which the County's offer is based.

At the time the offer is made to purchase your property, you may obtain your own appraisal and the County will reimburse you up to \$5,000 for the actual, reasonable costs of obtaining an independent appraisal. A state licensed appraiser must perform your appraisal. Your Real Estate Officer will provide more information concerning this reimbursement at the time of the offer.

WHAT ADVANTAGE IS THERE IN SELLING YOUR PROPERTY TO THE COUNTY?

A real estate purchase by the County is handled in the same way as any private sale of property. However, there can be financial advantages in selling to the County.

The County will pay fair market value for your property. The County will also pay for the preparation of all documents, all title and escrow fees, a policy of title insurance, recording fees and such other fees as may be required for the conveyance of title to the County. Since this is a direct conveyance of real property from the property owner to the County, there are no real estate commissions involved, and the County will not recognize or pay any such real estate commissions.

A private sale will usually cost thousands of dollars in sales expenses. There are no seller's expenses in a purchase by the County.

Additionally, depending on your specific circumstances, you may be eligible for relocation payments and benefits when you move. These benefits are described in supplemental booklets which will be provided to you, should the County's acquisition actually cause you to be displaced from your property.

WILL I BE PAID FOR LOSS IN VALUE TO MY REMAINING PROPERTY?

When only a part of your property is needed for a project, every reasonable effort is made to ensure that you do not suffer damages to the remainder of your property. The total payment by the County will be for the property the County actually purchases and for any loss in market value to your remaining property.

The determination of any loss in market value is an appraisal problem involving many variables. When this situation occurs, the Real Estate Officer will explain the effect of a partial acquisition on your remaining property.

MAY I RETAIN AND MOVE MY HOME, BUSINESS BUILDING, MACHINERY, OR EQUIPMENT?

Some acquisitions will affect existing structures or personal property, either because such structures or personal property are within a partial acquisition area, or because the County is seeking to acquire the entire parcel. If your house is movable and you wish to make such an arrangement, the County will assess your situation on a case-by-case basis. There are cases where, because of age, size or condition of the house, the cost of moving it would exceed its present market value, less its salvage value. In such a case, payment of moving costs would, of course be an unwise expenditure of public funds.

If you operate a farm or business, you may wish to keep and move fixed machinery and equipment. Additionally, as an owner of a business conducted on the property to be

purchased, you may be entitled to compensation for a loss of business goodwill. Your specific circumstances will need to be analyzed on a case-by-case basis.

If any of these concepts are applicable to your situation, they will be explained by the Real Estate Officer assigned to purchase your property.

WILL I HAVE TIME TO SELECT ANOTHER HOME AFTER THE COUNTY MAKES ITS PURCHASE?

If the acquisition requires you to move, the County will start the appraisal process early enough so that you will have ample time to move prior to project construction. Like any other real estate transaction, it requires time to close an escrow after a right of way contract and deed have been signed. You will not be required to move until reasonable, decent, safe and sanitary replacement housing is available.

Once you have received the written offer to purchase your property from the County, it is in your best interest to look for a new place to live as soon as possible. Finding a home early that best suits your needs before you are required to move will minimize your personal inconvenience and will avoid having to make a choice of housing under pressure. In some instances you may be able to sell your property to the County and rent back temporarily pending construction.

The County also offers to provide you with assistance in finding a new place in which to live. The County will give you at least 90 days notice in writing before you are required to move.

WHAT WILL HAPPEN TO MY GI OR CAL-VET LOAN?

The Veterans Administration and the California Department of Veterans Affairs allow your veteran loan privileges to be transferred and to become available for coverage on another property. It is to your benefit and your responsibility to check with the Veterans Administration.

IF THE VALUE OF MY PROPERTY IS HIGHER TODAY THAN WHEN I PURCHASED IT, DO I HAVE TO PAY INCOME OR CAPITAL GAINS TAX ON THIS DIFFERENCE WHEN I SELL/CONVEY TO THE COUNTY?

According to the Internal Revenue Service, the sale of property to a governmental agency for public purposes comes under the definition of an “involuntary conversion”. In these cases, it is not necessary to pay income tax or capital gains tax if the money you receive is used to buy a similar property within a limited period of time. In every case, however, you should check with your local Internal Revenue Service office and/or accountant.

WILL I LOSE THE FAVORABLE PROPERTY TAX BASIS THAT I NOW HAVE UNDER THE PROVISIONS OF PROPOSITION 13?

Section 2(d) of Article XIII-A of the California Constitution and Section 68, Rule 462.5 of the Revenue and Taxation Code generally provide that property tax relief shall be granted to any real property owner who acquires comparable replacement property after having been displaced by governmental acquisition or eminent domain proceedings.

You will be given a copy of the County of Sacramento Assessor's Office "Claim For Base Year Value Transfer", which includes general information about the tax relief you may be eligible for. See your county Tax Assessor for more information and a final determination.

Note: Revenue and Taxation Code Section 68, Rule 462.5, G.1 through G.4, set forth time limits that may affect your eligibility to retain your favorable current real property tax status.

THE COUNTY'S RIGHT OF EMINENT DOMAIN.

An owner's rights are guaranteed by the federal and State constitutions and applicable federal and State laws. The principal right is that "Just Compensation" must be paid.

The vast majority of our transactions are settled by purchase agreements. However, if the owner and the County cannot agree on the terms of sale, the County may resort to the eminent domain process to avoid delaying the project, and will ultimately initiate condemnation proceedings.

The County will request authority from the County of Sacramento Board of Supervisors (Board) to file a condemnation action in court. You will be given an opportunity to appear before the Board to question whether the public interest and necessity require the proposed project, whether the project is planned or located in the manner that will be most compatible with the greatest public good and least private injury and whether your property is necessary for the project. The Board does not hear arguments regarding valuation or just compensation.

Condemnation lawsuit documents are prepared by County Counsel and filed with the County of Sacramento Superior Court. The Summons and Complaint will then be served on all persons having a property interest in the parcel. The persons served must Answer the lawsuit within 30 days in order to avoid a default.

Counsel for the parties will then prepare for trial, and the court will set dates for preliminary motions and the trial.

WHAT HAPPENS IN A CONDEMNATION TRIAL?

The purpose of the trial is to determine the amount of Just Compensation. Usually the trial is conducted before a judge and jury. Both the property owner and County will have the opportunity to present evidence of value. The jury will determine the amount of compensation after being instructed as to the law by the judge. In those cases where the parties choose not to have a jury, the judge will decide the amount of compensation.

The Judgment is then prepared by counsel and signed by the judge. It will state that, upon payment of the amount of the verdict for the benefit of the property owner, title will be transferred to public ownership.

When the County makes the payment as required by the Judgment, the Final Order of Condemnation is signed by the judge and recorded with the County Recorder's office. This finalizes the actual transfer of title.

WHO PAYS THE CONDEMNATION TRIAL COSTS?

The County pays the costs of its attorney and its engineering and appraisal witnesses. It will also pay the jury fees and your recoverable court costs allowed by law. The fee for filing your Answer with the court is an example of such costs.

If the judge determines that the County's pre-trial offer of settlement was unreasonable, while the demand of the property owner was reasonable as viewed in light of the evidence admitted at trial and the verdict, the property owner may also receive litigation expenses, including their attorney's fees.

IF I WANT A TRIAL, MUST I HAVE AN ATTORNEY AND EXPERT WITNESSES?

Most property owners' will be represented by an attorney, although they have the right to represent themselves.

You may wish to consult your family attorney. If you do not have one, in many communities the internet or yellow pages of the telephone directory will refer you to an attorney reference service. The local bar association may also provide a list of attorneys who may offer services in eminent domain proceedings.

You and your attorney must decide what type of case you will present and what witnesses will be needed.

WILL I BE PAID ANY RELOCATION ASSISTANCE BENEFITS EVEN THOUGH I GO TO COURT?

A decision to go to court has no effect on your right to relocation benefits. Payment of relocation benefits is administered separately from the condemnation action. You will be

provided details of additional assistance to help displaced persons, businesses, farms or nonprofit organizations in finding, purchasing or renting, and moving to a new location. These are explained in various booklets prepared for homeowners, tenants, and business and farm operators and are made available by the County.

HOW LONG CAN I MAINTIAN POSSESSION OF MY PROPERTY?

Continued use of your property usually depends on when construction must begin, including utility relocations, and the demolition and/or clearance of buildings. If construction must begin before the trial, the County will seek a court order for early possession of your property.

In this regard the County will be required to deposit the probable amount of just compensation, as determined by its initial appraisal with the State Treasurer as security for the value of the property rights it is seeking. The court will determine if the amount of money deposited is adequate. Once the deposit is made the owner may withdraw all or a portion of it at any time during the condemnation proceedings. The owner may also seek to have the deposit increased.

The court may then grant to the County an order for pre-judgment possession, allowing the County to use the property for construction of the project.

To obtain an Order for Possession, the County will file a motion with the court and schedule a hearing 90 days after you and all occupants of the property are served with the motion papers (60 days if the property is unoccupied). You and the occupants, if any, will have 30 days to oppose the motion. Once the court grants an Order for Possession of the property, the County may obtain possession of the property 30 days after the owner and any occupants are served with the Order. Order for possession regarding vacant properties are effective 10 days after service.

Subject to the rights of any other persons having an interest in the property, you may withdraw all or part of the pre-judgment deposit.

If you do not make a withdrawal, you will be entitled to interest on the eventual court award, or agreed settlement sum from the time the County obtained legal possession of your property until the date of final payment to you. Interest will accrue at the applicable statutory rate as established in the State Treasurer's Condemnation Fund until paid at the time of final settlement.

The County's Real Estate Officer assigned to purchase your property will assist you in the transaction and will be available to answer any additional questions you may have.

DEFINITIONS

The language used in relation to eminent domain proceedings may be new to you. These are some terms you may hear and their general meaning.

Acquire

To purchase.

Answer

The property owner's written reply, in appropriate legal form, filed with the court in response to the eminent domain complaint and as requested by the summons.

Compensation

The amount of money to which a property owner is entitled under the law for the purchase of their property and any related damages.

Complaint

The document filed with the court by the County which initiates an eminent domain proceeding.

Condemnation

The legal process by which a proceeding in eminent domain is accomplished.

Counsel

An attorney or attorneys.

County

The County of Sacramento, a political subdivision of the State of California.

Eminent Domain

The right of government to purchase private property for public use.

Fair Market Value

The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to

buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

Final Order of Condemnation

The instrument which, when recorded, transfers title to public ownership.

Judgment

The court's formal decision based on applicable law and the verdict.

Just Compensation

The measure of Just Compensation is Fair Market Value.

Loss of business goodwill

A loss in the value of a business caused by the County's acquisition of property that cannot be reasonably prevented by relocation of the business or the owner adopting prudent or reasonable steps that preserve the value of the business goodwill.

Parcel

Usually means the property that is being acquired.

Plaintiff

The public agency that desires to purchase the property.

Possession

Legal control; to have the right to use.

Property

The right or interest which an individual has in land, including the rights to use or possess. Property includes real and personal property and any interest therein.

Right of Entry

An agreement between an owner and the County which allows the County to utilize the property while continuing to negotiate the terms of settlement. Interest, calculated at the statutory rate, is included in the settlement upon conclusion of the transaction.

Summons

Notification of filing of a lawsuit in eminent domain and of the necessity to file an answer or other responsive pleading.

Title

Legal ownership.

Trial

The hearing of the facts from a plaintiff and defendant in court of law, either with or without a jury.

Verdict

The amount of just compensation to be paid for a property including any damages to the remainder, if applicable.

County of Sacramento

FEBRUARY 2009

This is an informational pamphlet only. It is not intended to give a complete statement of all State or federal laws and regulations pertaining to the purchase of your property for a public use, the Relocation Assistance Program, technical legal definitions, or any form of legal advice.

ADA Notice

For individuals with disabilities, this document is available in alternate formats.

For information contact:

Relocation Assistance Program Officer 916-876-6200

COUNTY OF SACRAMENTO



EMINENT DOMAIN INFORMATIONAL PAMPHLET

EMINENT DOMAIN

Eminent domain is the power of the government to purchase private property for a public use so long as the property owner is paid just compensation. The decision to acquire private property for a public project usually involves many persons and many decisions, including public hearings. Whenever possible, public agencies try to avoid use of the eminent domain power, but sometimes it becomes necessary when an agreement for acquisition of a property interest cannot be reached.

This pamphlet provides general information about the eminent domain process and the rights of property owners and tenants in that process. For specific information regarding application of the California Eminent Domain Law to your property, you should consult an attorney.

- **The Eminent Domain Process and Your Rights**

The eminent domain process begins with a public use project. When selecting a project location, the goal is to render the greatest public good and the least private injury or inconvenience. If it is determined that all or a portion of a property may be necessary for a public use project, the acquiring agency will begin the appraisal process to determine the property's fair market value.

- **Public Use**

A "public use" is a use which concerns the whole community or promotes the general interest in relation to government objectives like public health, safety and welfare. Public uses include a wide variety of projects such as street improvements; construction of water storage facilities, sewer lines or public buildings; redevelopment of blighted areas; and levee improvements to increase flood protection.

- **Just Compensation**

Just compensation is the fair market value of the property being acquired by the government. The statutory definition of fair market value is "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."

- **Determining Fair Market Value**

The acquiring agency will hire an independent, accredited appraiser familiar with local property values to appraise your property. The appraiser will invite the owner to accompany him or her during an inspection of your property. The owner may give

the appraiser any information about improvements and any special features that he or she believes may affect the value of your property. If an owner is unable to meet with the appraiser, he or she may wish to have a person who is familiar with the property meet with the appraiser instead.

After the inspection, the appraiser will complete an appraisal that will include the appraiser's determination of the property's fair market value and the information upon which the fair market value is based. The appraiser will provide the acquiring agency with the appraisal. The acquiring agency will then make a written offer to purchase the property along with a summary of the appraisal. The offer will be for no less than the amount of the appraisal.

- **Appraisal Information**

At the time the purchase offer is presented, the owner will be provided with a summary of the appraiser's opinion of value as the basis for the offer. Among other things, this summary must include:

- A general statement of the acquiring agency's proposed use for the property;
- An accurate description of the property to be acquired;
- A list of the improvements covered by the offer; and
- The amount of the offer; and
- The amount considered to be just compensation for each improvement which is owned by a tenant and the basis for determining that amount.

If the property is an owner-occupied residential property with four or fewer residential units, the acquiring agency is required to show the owner a copy of the full appraisal upon request.

- **Can I have my own appraisal done?**

Yes. A property owner may decide to obtain his or her own appraisal of the property in negotiating the fair market value with the acquiring agency. Under State law, at the time of making its initial offer, the acquiring agency must offer to reimburse the owner for the reasonable costs, not to exceed \$5,000, of an independent appraisal of the property. To be eligible for reimbursement, the independent appraisal must be conducted by an appraiser licensed by the Office of Real Estate Appraisers.

- **If only a portion of my property is taken, is compensation also paid if there is a loss to the remaining property?**

In general, when only a part of a property is needed, every reasonable effort is made to ensure there is no financial loss to the "remainder" property. The acquiring agency will pay for the fair market value of the property being taken as well as compensation for any loss in value to the remaining property caused by the acquisition that is not offset by the benefits conferred by the public project. The compensation for the loss in value to the remaining property is often referred to as "severance damages."

- **Do I have to sell at the price offered?**

No. The acquiring agency, to the greatest extent practical, will make every reasonable effort to acquire property by negotiated purchase. If you and the acquiring agency are unable to reach an agreement on a mutually satisfactory price, you are not obligated to sign an offer to sell or purchase agreement.

- **The Eminent Domain Action**

The first step is for the acquiring agency staff to request authority from the legislative body to file a condemnation action. The approval from the legislative body is called a "Resolution of Necessity" ("RON"). In considering whether to adopt the RON, the legislative body must determine whether the public interest and necessity require the project, whether the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury, and whether the property is necessary for the project. You will be given notice and an opportunity to appear before the legislative body when it considers whether to adopt the RON. You or your representatives can raise any objections to the RON and the condemnation either orally before the legislative body or in writing.

If the legislative body adopts the RON, the agency can file a complaint to acquire title to the property upon payment of the property's fair market value. The condemning agency is the plaintiff. Anyone with a current known legal interest in the property (including tenants and lenders) is named as a defendant. The condemning agency will also usually deposit the amount it believes is the "probable amount of compensation" with the State Treasurer at the time the action is filed. Such a deposit must be made if the condemning agency is seeking to acquire possession of the property before agreement is reached on the fair market value.

- **Pre-judgment order for possession**

The condemning agency may decide it needs possession of the property before the property's fair market value is finally determined through a settlement agreement or at a trial. In such a case, the condemning agency must apply to the court for an "order for possession" to allow it to take possession and control of the property prior to resolution of the property's fair market value issue. The condemning agency is required to schedule a hearing with the court on the proposed order for possession and give notice of the hearing. Notice must generally be sent 90 days before the hearing date if the property is occupied and 60 days before the hearing date if the property is unoccupied. A judge will decide whether the order for possession should be granted.

- **Can I oppose the motion for an order for possession?**

Yes. You may oppose the motion in writing by serving the condemning agency and the court with your written opposition within the period of time set forth in the notice from the condemning agency.

- **Can I withdraw the amount deposited with the State Treasurer before the eminent domain action is completed, even if I don't agree that the amount reflects the fair market value of my property?**

Yes. Subject to the rights of any other persons having a property interest (such as a lender, tenant, or co-owner), you may apply to the court for an order to withdraw the amount deposited with the State Treasurer before the eminent domain action is completed. If you withdraw the amount on deposit, you may still seek a higher fair market value during the eminent domain proceedings, but you may not later contest the right of the condemning agency to acquire the property, meaning you cannot contest that the acquisition of the property is for a public purpose or is otherwise not proper.

You also have the right to ask the court to require the condemning agency to increase the amount deposited with the State Treasurer if you believe the amount the condemning agency has deposited less than the "probable amount of compensation."

- **Can I contest the condemning agency's right to take the property?**

Yes. Provided you have not withdrawn the amount deposited, you can challenge in court the acquiring agency's right to acquire or condemn the property.

- **What happens in an eminent domain trial?**

The main purpose of an eminent domain trial is to determine the fair market value of your property, including compensable interests such as lost business goodwill caused by the taking. The trial is usually conducted before a judge and jury. Both the owner (and others with interests in the property) and the condemning agency will have the opportunity to present evidence of value, and the jury will determine the property's fair market value. In cases where the parties choose not to have a jury, the judge will decide the property's fair market value. Generally, each party to the litigation must disclose its respective appraisals to the other parties prior to trial.

If you challenge the condemning agency's right to acquire the property, the eminent domain trial judge will also determine whether or not the condemning agency has the legal right to acquire the property through eminent domain.

- **Am I entitled to interest on just compensation paid in an eminent domain case?**

Anyone receiving compensation in an eminent domain action is generally entitled to interest on that compensation from the date the condemning agency takes possession of the property until the person receiving the compensation has been fully paid. The rate and calculation of the interest is determined under formulas in State law.

- **What about eminent domain case costs?**

In an eminent domain action, you are entitled to be reimbursed by the condemning agency for your court costs such as court filing fees. If the case proceeds to trial, in some circumstances, you may also be entitled to be reimbursed by the condemning agency for your attorneys' fees in the lawsuit. Whether you will actually be entitled to receive reimbursement for your attorneys' fees would depend on a judicial review and determination of the particular facts and circumstances of the action following trial and the reasonableness of the final offer and demand for compensation made in the case.

- **Will I receive assistance with relocation?**

Any person, business, or farm operation displaced as a result of the property acquisition is entitled to relocation advisory and financial assistance for eligible relocation expenses, such as moving expenses. The amount of relocation compensation is determined on a case-by-case basis in accordance with prescribed law. Relocation benefits are handled separate and apart from the determination of the property's fair market value and are not part of the eminent domain process.

- **Will I be compensated for loss of goodwill to my business?**

If you are the owner of a business that is conducted on the property being acquired, you may have a right to compensation for lost business goodwill if the loss of goodwill is a result of the acquisition of the property. "Goodwill" consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of a new patronage. A business owner who is a tenant in the property being acquired may be entitled to goodwill compensation.

- **What will happen to the loan on my property?**

Where the condemning agency is acquiring the entire property, generally the compensation payable to the owner would first be used satisfy outstanding loans or liens as in a typical real estate transaction. Where less than the entire property is being acquired, whether outstanding loans or liens are paid from the compensation will depend on the particular facts and circumstances.

BOARD OF TRUSTEES
RIVER DELTA UNIFIED SCHOOL DISTRICT

445 Montezuma Street
Rio Vista, CA 94571-1651



BOARD AGENDA BRIEFING

Meeting Date: November 13, 2018

Attachments: X

From: Elizabeth Keema-Aston, Chief Business Officer

Item Number: 15

SUBJECT

Action: X

Request to hold a Public Hearing – To acknowledge Delta Elementary Charter Schools Material Revision and name Bates Elementary School as the local elementary school in the attendance area in which the charter school is located. And to request approval of the material revision to Delta Elementary Charter School’s Charter and pass Resolution #755 where Delta Elementary Charter School will identify Bates Elementary School as the local elementary school where the charter school is located in their charter petition.

Consent Action: _____

Information Only: _____

Background:

Delta Elementary Charter Schools receives rent reimbursement from the California School Finance Authority (CSFA) as a recipient of the Charter School Facility Grant Program (the “Facility Grant”). This stream of revenue is extremely important and is approximately \$170,000.

This year, CSFA is requiring charter schools to actually name the public elementary school where the charter attendance area is located within their charter petition. DECS is located at 36230 N School St in Clarksburg, which is within the Bates Elementary attendance area. A public hearing and action on the material revision must take place prior to the deadline set by CSFA of November 30, 2018.

Status:

A public hearing and Board Action to approve Resolution #755 will meet the needs of Delta Elementary Charter to continue to qualify for the Facility Grant Funds within the time frame set by CSFA.

Presenter: Elizabeth Keema-Aston, Chief Business Officer

Other People Who Might Be Present: Steve Lewis, Superintendent, River Charter Schools

Cost &/or Funding Sources: None

Recommendation:

That the Board holds a public hearing and approves Resolution #755 Material Revision naming the attendance area as Bates Elementary.

time: 10 mins.



Don Beno, Superintendent
River Delta Unified School District
445 Montezuma Street
Rio Vista, California 94571

October 24, 2018

RE: Material Revision of Delta Elementary Charter School Charter Petition

Dear Superintendent Beno,

On behalf of Delta Elementary Charter School (“DECS” or the “Charter School”), operated by River Charter Schools (“RCS”), I am writing to request a material revision to our current charter petition (term ending June 30, 2020).

As you know, DECS receives rent reimbursement from the California School Finance Authority (“CSFA”) as a recipient of the Charter School Facility Grant Program (the “Facility Grant”). This is an extremely important source of revenue for DECS, and allows us to maximize State funding on students and teachers. In the past, River Delta Unified School District (the “District”) has helped the Charter School to be eligible for these funds by approving, in a memorandum of understanding, that Delta Elementary Charter School’s location at 36230 N School St. in Clarksburg is physically located in the attendance area of Bates Elementary School, in accordance with Education Code Section 47614.5(c)(2)(A).

This year, CSFA is requiring more than that statute requires for recipients of the Facility Grant. Instead of simply including an admission preference in the charter, all charter schools now must actually name the public elementary school where the charter school is located in their charter petitions. For DECS, the local attendance area school remains Bates Elementary. We received notice on October 8, 2018 that CSFA is enforcing this rule for DECS, and we understand this to be the case for charter schools statewide. The CSFA has set November 30, 2018 as the deadline for this change. DECS would lose approximately \$170,000 if it is deemed ineligible for the Facility Grant.

As such, we are requesting that the District Board hold a public hearing and take action on this material revision request during its November 13, 2018 meeting. In an effort to make this as painless as possible for the District, we have prepared the attached Resolution for the Board’s consideration.

Once again, we thank you for your great partnership and support.

Sincerely,

Steve Lewis
Superintendent, River Charter Schools

**RIVER DELTA UNIFIED SCHOOL DISTRICT
RESOLUTION #755**

Resolution on Material Revision to Delta Elementary Charter Schools Charter

WHEREAS, Delta Elementary Charter School (charter number 853) is authorized by the River Delta Unified School District; and

WHEREAS, Delta Elementary Charter School seeks to receive rent reimbursement from the California School Finance Authority as a recipient of the Charter School Facility Grant Program (the "Facility Grant"); and

WHEREAS, the Facility Grant is an important source of reimbursement revenue for Delta Elementary Charter School.

NOW THEREFORE BE IT RESOLVED that River Delta Unified School District hereby approves a material revision of the Delta Elementary Charter School charter petition to include:

1. Admission preferences will be revised to include the preference required by the Facility Grant program as follows:

Students who are currently enrolled in, and students who reside in the attendance area of, Bates Elementary School, where the Delta Elementary Charter School site is physically located and which has more than 55% of its student enrollment eligible for free and reduced price meals, in accordance with Education Code Section 47614.5.

2. The charter shall include a reasonably comprehensive description of any new Requirement of charter schools enacted into law after the charter was originally granted or last renewed.

PASSED AND ADOPTED the 13th day of November, 2018 by the Board of Trustees of the River Delta Unified School District of Sacramento County, California, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

IN WITNESS WHEREOF, I, Marilyn Riley, Clerk of the Board of Trustees of the River Delta Unified School District of Sacramento County, California, certify that the foregoing is a full, true, and correct copy of Resolution No. 755 adopted by the said Board at a Regular Board meeting thereof held at a regular public place of meeting and the resolution is on file in the office of said Board.

Marilyn Riley, Clerk
Board of Trustees
River Delta Unified School District
END

November 13, 2018
(Date)