



County of Sacramento

September 5, 2013

Doug Ose
8552 Gibson Ranch Road
Elverta, CA 95626

RE: GRP 2011, LLC Submittals for 2014

Dear Mr. Ose,

I have reviewed the GRP 2011, LLC submittals for 2014, as required per the lease agreement and have identified the following deficiencies:

- 1) Additional information is needed regarding the "complete conversion of the Ranch House and Area 1D into a stand alone facility." The description is inadequate to understand what is proposed.
- 2) Deferred Maintenance Projects should be referred to as "County Funded Deferred Maintenance Projects ("CF Projects"), to be consistent with the language of the lease.
- 3) A list of Equestrian Trust Fund Projects was not included with your submittal; please provide this information with your revised submittal.
- 4) A list of hazardous materials to be used by GRP 2011, LLC at Gibson Ranch in 2013 was not included with your submittal; please provide this information with your revised submittal.
- 5) A report is needed that lists out all the deferred maintenance projects completed in 2013. The simple category listing (i.e. tables, rental cabins, etc.) provided within the individual monthly reports does not provide sufficient detail. Also include the timeline in which the Department will receive the requested deferred maintenance invoices for projects completed.

Year	Deferred Maintenance Costs Reported	Deferred Maintenance Costs Invoiced	Amount To Be Invoiced
2011	\$70,872.00	\$64,215.55	\$6,656.45
2012	\$34,818.81	\$0	\$34,818.81
2013*	\$11,580.54	\$0	\$11,580.54

* Through August 2013

Please submit revised documents including the missing information no later than September 20, 2013 so that staff can prepare a report for the Dry Creek Parkway Advisory Committee for their meeting of October 2, 2013.

Cordially,



Jeff Leatherman, Director

Regional Parks Department
Jeffrey R. Leatherman, Director



Divisions
Administration
Golf
Leisure Services
Maintenance
Rangers
Therapeutic Recreation Services

County of Sacramento

September 11, 2013

Doug Ose
8552 Gibson Ranch Road
Elverta, CA 95626

RE: Deferred Maintenance Projects at Gibson Ranch

Dear Mr. Ose,

During my routine walk through of Gibson Ranch I identified a number of deferred maintenance items that have not been completed including repairs to BBQ's, post and cable, play equipment and playground fiber. To date, the County has set aside \$275,000 for these deferred maintenance expenses; additional funding will be available as per the lease agreement terms. As of August 2013, GRP 2011 LLC has reported \$117,271.35 in deferred maintenance expenses. Of that amount, the Department has received invoices from and reimbursed GRP 2011 LLC a total of \$64,215.55. The Department is unaware of any additional deferred maintenance projects that are ongoing for the 2013 year and is proposing to order, on your behalf, replacement equipment for the identified deferred maintenance items listed below.

Subtracting the total amount of reported deferred maintenance expenses from the current funding set aside leaves a balance of \$157,728.65 available to complete the deferred maintenance projects identified by GRP 2011 LLC. If you would like our assistance ordering and delivering the equipment listed below please let me know in writing no later than September 30, 2013. Upon your notice to proceed with the order the Department will deduct the cost of equipment, taxes and delivery of the equipment from the GRP 2011 LLC deferred maintenance account managed by the Department.

Staff has completed an inventory of the following deferred maintenance items including the pricing for materials to be delivered to Gibson Ranch:

Item	Supplier	Quantity	Extended Cost
Wood Fiber (large playground)	Hastie's Sand and Gravel	100 yards	\$3,249
Large BBQ L-1500 & Small BBQ	RJ Thomas	5- Large 20-Small	\$7,848
Post and Cable	Eastman Building and Rancho Chain	1000 feet	\$1,566.40
Total			\$12,663.40

Please let us know if you would like our assistance with the deferred maintenance items identified in this letter or any other way the Department can be of assistance.

Cordially,



Jeffrey R. Leatherman, Director

GRP 2011, LLC

8556 Gibson Ranch Road

Elverta, CA 95626

916-806-3868

September 20, 2013

Jeff Leatherman

Director

Regional Parks Department

County of Sacramento

4040 Bradshaw Road

Sacramento, CA 95827

Via email, signed original to follow

Dear Mr. Leatherman,

Thank you for your letter dated September 5, 2013.

Regarding question #1, it has been our intention as discussed last year to create a more inviting venue focused on the Ranch House. We have received a lot of positive feedback from users about how to improve the setting going forward. These suggestions include bringing parking closer to the building by extending the existing paved parking lot in Area 1 easterly toward the Ranch House, running along the north side of the Carriage House. This would be a gravel parking lot, given the cost of asphalt, compared to the present dirt surface. The existing post and cable barrier would be relocated north about 25 feet. A new post and cable barrier would be installed on the north side of the Carriage House about fifteen feet away from the building. We estimate that we could park an additional twenty five vehicles in this area, particularly focused on providing seniors and disabled persons easier access to the Ranch House. In addition, it has been suggested by users that providing additional privacy for events by installing a visual barrier (either a fence or shrubbery) would be advantageous. The visual barrier would begin at the north end of the existing masonry wall, go west about fifty feet, then north to the pine trees along the top of the slope overlooking the quarter mile track.

Regarding question #2, I have no problem referring to the Deferred Maintenance Projects as "County Funded Deferred Maintenance Projects".

Regarding question #3, the funds in the Equestrian Trust Fund will be dedicated to repairing fences, barring any unanticipated events. The fence work will commence in the pasture paddocks in the area of the barns and slowly move to the outlying pastures. This work will be done in-house.

Regarding question #4, we expect to use the following chemicals for pasture and playing area maintenance: Capstone (Dow Agrichemical), Liberate (Loveland Products) and Roundup (Monsanto). We have obtained the necessary permits to perform applications using inhouse staff. Periodic reports are being submitted to the appropriate government agencies whenever chemicals are applied. Our efforts to bring this work in-house is saving us significant amounts of money. In addition, the Vector Control District treats the park for mosquito control. While we don't know what they are using, we have been advised that due to our focus on better management of the groundwater use, the amount of chemicals being used by the Vector Control District has declined by approximately eighty percent.

Regarding question #5, broken out below is the "by month" work:

2011

In April, we expended \$5,000.00 to begin the cleanup of the park landscaping; additional funds were spent in following months. We spent \$4,244.18 for lumber to begin the repairs to the picnic tables. We spent \$1,476.63 for lumber to repair pasture fencing.

In May, we spent \$7009.00 repairing the plumbing throughout the bathrooms in the park. We spent \$4,899.19 on janitorial cleanup throughout the park. We expended \$14,552.00 to continued to clean up the park landscaping. We spent \$598.50 cleaning the picnic tables.

In June, we spent \$5,305.00 continuing to clean up the landscaping throughout the park.

In July, we spent \$401.50 repairing the irrigation to the front pasture. We spent \$4,000.00 continuing to clean up the park landscaping. We spent \$775.00 beginning to repair the rental cabins.

In August, we spent \$9,000.00 continuing to clean up the park landscaping. We spent \$2,575.00 cleaning up the overflow parking area in the northwest. We spent \$3,520.00 on weed abatement in the pastures and turf areas. We spent \$469.00 cleaning the corporate office. We spent \$775.00 on continuing work with the rental cabins.

In September, we spent \$3,647.00 on continuing to clean up the park landscaping. We spent \$600.00 on continuing work with the rental cabins.

In October, we spent \$1,425.00 eradicating wasps, hornets and other pests that had infested the property.

In November, we spent \$600.00 on continuing work on the rental cabins.

2012

In January, we had a licensed electrician inspect the swim hole area to determine how bad were at a cost of \$200.00.

In March, we had expended \$737.40 on irrigation supplies for valves and sprinklers in Area 1, Area 2 and Area 3 that needed repair. We also expended \$6,265.00 repairing the sheet drainage in the area known as pasture 1. We also spent \$1,420.06 installing security fencing to protect the HVAC equipment at the Ranch House from being destroyed by vandals seeking recyclables. (This was a Boy Scout Eagle project, which is why it was so affordable.) In May and June there are additional charges for the HVAC fencing.

In April, we worked with a local church to perform limited deferred maintenance on the rental cabins in the amount of \$88.18. Also, there was the aforementioned HVAC cost of \$238.60.

In May, we began the repairs to the rental cabins by having four of them power cleaned at the cost of \$375.00. Then, we repaired the interior of these four cabins at a cost of \$1,225.00, including metal doors, new air conditioners, new windows, and incidental interior repairs but excluding materials. We also paid the last bill of \$53.31 associated with the security fencing for the HVAC equipment.

In June, we spent \$950.00 getting the sewer and water systems in the rental cabin area into working order.

In July, we spent \$7209.82 on pasture cleanup of pasture 3, 4 and 5, and weed abatement throughout the entire park.

In September, we spent \$1,329.72 on valves and sprinklers for Area 2 and Area 3. We also spent \$484.36 for concrete removal and new paint as we initiated repairs to the swim hole area.

In October, we spent \$475.00 for new concrete in the swim hole area. We spent \$2,354.00 to repair and replace the fixtures and wiring in the swim hole area that had been destroyed by vandals prior to 4/1/11. We spent \$7,250.00 to repair and replace plumbing fixtures in the swim hole area that had been destroyed by vandals prior to 4/1/11. We spent \$3363.36 acquiring lumber to repair picnic tables in the park. We spent \$800.00 for delivery of the lumber.

2013

In March, we installed security lighting to replace the SMUD equipment that was being rented. The cost to install the new lighting equipment was \$2,586. The net effect is to reduce our monthly SMUD bill by over \$100.00 while increasing the amount of security lighting.

In April, we performed repairs to the roadway near the entry kiosk and along the road into the swim hole area. The roadways are the responsibility of the County for maintenance per the

lease. These two spots were in dire need of repair. After discussions with the County, for safety reasons the work was done under the Deferred Maintenance Program at a cost of \$3,405.

In April, at the strong urging of the Director, we replaced the ten year old wood chips underneath the childrens' play equipment at a cost of \$2,193. These wood chips are specifically designed to cushion a body if someone falls off the equipment.

In May, we continued to upgrade the irrigation system sprinklerheads and valves primarily in Area 1 and Area 2. We are methodically working our way through the system installing newvalves and more efficient sprinklers. In May the total cost was \$446.49; in June an additional \$759.24 was spent; in July we spent \$394.74. We are presently working in Area 2 and Area 3. Also in May, we partnered with a nearby church to perform exterior deferred maintenance on the rental cabins. Our contribution was to provide the paint at a cost of \$696.07. Members of the church provided the labor. This completed the exterior painting for the rental cabins excluding the bathroom building and walkway overhangs.

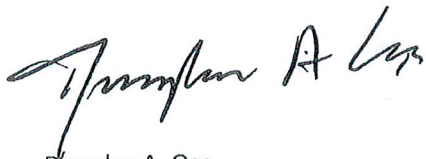
Also in May but paid in June, we completed the repairs to the interior of the four southern cabins, including new metal doors with security peepholes, new air conditioners and complete cleanup of the interior of the cabins so as to make them usable. The \$1,100 shown for June was what we paid a contractor to assist us with some of the technical aspects of siding, electricaland door hanging. This number does not include the cost of materials acquired. All eight cabins are now fully furnished and available for rent.

GRP 2011, LLC has held the invoices for much of this work. We expect to present these invoices for reimbursement in the near future.

Please call if you should have any questions.

Sincerely,

GRP 2011, LLC



Douglas A. Ose

Managing Partner

Cc: Stephanie La Fazia



County of Sacramento

September 26, 2013

Doug Ose
8552 Gibson Ranch Road
Elverta, CA 95626

RE: GRP 2011, LLC Submittals for 2014

Dear Mr. Ose,

Thank you for your Operations Plan Addendum, which was received on September 20, 2013.

You have outlined the following proposed Ranch House improvements:

- Extending the parking area from Area 1 easterly towards the Ranch House by installing a gravel parking lot, relocating the existing post and cable, and installing additional post and cable north of the Carriage House.
- Installing a visual barrier (either fence or shrubbery) beginning at the at the north end of the existing masonry wall, go west about fifty feet, then north to the pine trees along the top of the slope overlooking the quarter mile track.

These improvements are considered to be capital improvements, and not deferred maintenance expenses. Based on the final cost estimate, they will be categorized as either a GRP Capital Project or a GRP Expensed Project, as per the terms of the Lease Agreement. While the Dry Creek Parkway Advisory Committee (DCPAC) and the Recreation and Park Commission (RPC) can conceptually approve this project as part of the Operations Plan Review in October/November, final project plans will be subject to CEQA review and should be brought to the DCPAC and RPC for final review and approval.

Cordially,


Jeff Leatherman, Director