



County of Sacramento

September 16, 2014

Doug Ose
8552 Gibson Ranch Road
Elverta, CA 95626

RE: GRP 2011, LLC Submittals for 2015

Dear Mr. Ose,

I have reviewed the GRP 2011, LLC submittals for 2015, as required per the lease agreement and have identified the following deficiencies:

- 1) Deferred Maintenance Projects should be referred to as "County Funded Deferred Maintenance Projects ("CF Projects"), to be consistent with the language of the lease.
- 2) A list of Equestrian Trust Fund Projects was not included with your submittal; please provide this information with your revised submittal.
- 3) A list of hazardous materials to be used by GRP 2011, LLC at Gibson Ranch in 2014 was not included with your submittal; please provide this information with your revised submittal.
- 4) A report is needed that lists out all the deferred maintenance projects completed in 2014. 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	\$16,441.83	\$14,678.64	\$1,763.19
2014*	\$53,197.26	\$20,025.97	\$33,171.29

*through July 2014

Please submit revised documents including the missing information no later than September 26, 2014 so that staff can prepare a report for the Dry Creek Parkway Advisory Committee for their meeting of October 1, 2014.

Cordially,

A handwritten signature in black ink that reads "Jeff Leatherman". The signature is written in a cursive style with a large, sweeping initial "J" and a long, horizontal flourish at the end.

Jeff Leatherman, Director

Bellas. Liz

From: Doug Ose <dougose@hotmail.com>
Sent: Friday, September 26, 2014 6:29 AM
To: Bellas. Liz; Stephanie La Fazia
Subject: GRP 2011, LLC

Hi Liz,

I have received the letter dated 9/26/14.

Regarding Item 1 in the letter, I have no objection to changing the title to "County Funded Deferred Maintenance Projects".

Regarding Item 2 in the letter, the projects envisioned are to continue upgrading the fencing between pastures. In addition, we hope to have sufficient funds to install new/replacement shelters in some of the pastures. There are certain structural members in the main barn and the south barn that need to be replaced. At some point the floor in the main barn needs to be replaced with concrete.

Regarding Item 3 in the letter, we will be using Roundup and a product called Capstone (?) for weed control. These are the same products we reported and used last year. Our application licenses are current.

Regarding Item 4 in the letter, the breakdown of every expenditure is listed in the check register that is forwarded to you each month. Could you be more specific about what additional information you need? The timeline for submittal of invoices is mid-November. It is my understanding that we have invoiced and you have reimbursed for certain items that likely fall in the 2014 category.

Do you have dates yet calendared for the meetings with DCPAC, County Park Commission and Board of Supervisors?

Please call if you should have any questions.

Ose

Bellas. Liz

From: Bellas. Liz
Sent: Friday, September 26, 2014 8:53 AM
To: 'Doug Ose'; Stephanie La Fazia
Cc: Leatherman. Jeff
Subject: RE: GRP 2011, LLC
Attachments: Operations Plan Addendum from GRP 2011 LLC.pdf

Hi Doug,

Per the lease agreement, the item is scheduled for the October DCPAC meeting, which is Wednesday of next week. Dependent on the action taken at DCPAC, it will be scheduled for October 23 for the Recreation and Park Commission. The Board date is not scheduled yet, but should fall into the late November or December timeframe.

For item 4, we need you to provide a summary of each deferred maintenance project, much like what was provided last year (see attached).

Thanks!

Liz

From: Doug Ose [<mailto:dougose@hotmail.com>]
Sent: Friday, September 26, 2014 6:29 AM
To: Bellas. Liz; Stephanie La Fazia
Subject: GRP 2011, LLC

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