

**SUPPLEMENTAL MATERIALS
RECEIVED ON MARCH 3, 2022**

DISTRICT NOTIFICATIONS



Capital College & Career Academy

Executive Team

Kevin Dobson
Founder/Director

Armando Cornelio
Construction Coordinator

Board of Directors

John Belperio
Northern District Manager,
Northern CA Carpenters Regional
Council

Timothy Blood
Preconstruction Manager,
Turner Construction

Jacobe Caditz
Community Education Manager,
SMUD

Dan Dumke
Project Executive,
The Boldt Company

Ben Fell
Interim Director of College-to-
Learner, California State University,
Sacramento

Mich Kiwan Gómez
Spanish Bilingual Teacher,
Twin Rivers Unified School District

Stephanie Hannah, CPA, CCIIFP
Chief Financial Officer,
Charge EPC

Ramon Hopkins
Division of Construction Chief,
California Department of
Transportation

Ian McQuoid
Senior Vice President Operations,
McCarthy Building Companies,
Inc.

James Moore
Case Manager,
Volunteers of America

Timothy Murphy
Chief Executive Officer,
Sacramento Regional Builders
Exchange

Ken Wenham
President,
Roebbelen Contracting, Inc.

December 8, 2021

Superintendent Troy Miller
Arcohe Union Elementary
Herald, CA 95638-0093

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Miller:

Pursuant to Education Code §47605.6(a)(1)(A-B), the purpose of this letter is to notify you that Capital College & Career Academy (CCCA) is submitting to the Sacramento County Board of Education a petition for approval of Capital College & Career Academy, a countywide benefit charter school, which is considering operating a facility located within the boundaries of your district. CCCA is exploring private facility options only at this time.

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Thank you for your consideration,

Kevin K. Dobson

Kevin Dobson
Founder/Executive Director

cc: Sacramento County Office of Education

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December 8, 2021

Superintendent Christopher Hoffman
Elk Grove Unified
Elk Grove, CA 95624-1801

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Hoffman:

Pursuant to Education Code §47605.6(a)(1)(A-B), the purpose of this letter is to notify you that Capital College & Career Academy (CCCA) is submitting to the Sacramento County Board of Education a petition for approval of Capital College & Career Academy, a countywide benefit charter school, which is considering operating a facility located within the boundaries of your district. CCCA is exploring private facility options only at this time.

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President,
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December 8, 2021

Superintendent Michael Wells
Elverta Joint Elementary
Elverta, CA 95626-9217

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Wells:

Pursuant to Education Code §47605.6(a)(1)(A-B), the purpose of this letter is to notify you that Capital College & Career Academy (CCCA) is submitting to the Sacramento County Board of Education a petition for approval of Capital College & Career Academy, a countywide benefit charter school, which is considering operating a facility located within the boundaries of your district. CCCA is exploring private facility options only at this time.

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December 8, 2021

Superintendent Sarah Koligian
Folsom-Cordova Unified
Rancho Cordova, CA 95742-6407

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Koligian:

Pursuant to Education Code §47605.6(a)(1)(A-B), the purpose of this letter is to notify you that Capital College & Career Academy (CCCA) is submitting to the Sacramento County Board of Education a petition for approval of Capital College & Career Academy, a countywide benefit charter school, which is considering operating a facility located within the boundaries of your district. CCCA is exploring private facility options only at this time.

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President,
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December 8, 2021

Superintendent Lois Yount
Galt Joint Union Elementary
Galt, CA 95632-1771

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Yount:

Pursuant to Education Code §47605.6(a)(1)(A-B), the purpose of this letter is to notify you that Capital College & Career Academy (CCCA) is submitting to the Sacramento County Board of Education a petition for approval of Capital College & Career Academy, a countywide benefit charter school, which is considering operating a facility located within the boundaries of your district. CCCA is exploring private facility options only at this time.

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President,
Roebbelen Contracting, Inc.

December 8, 2021

Superintendent Lisa Pettis
Galt Joint Union High
Galt, CA 95632-1720

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Pettis:

Pursuant to Education Code §47605.6(a)(1)(A-B), the purpose of this letter is to notify you that Capital College & Career Academy (CCCA) is submitting to the Sacramento County Board of Education a petition for approval of Capital College & Career Academy, a countywide benefit charter school, which is considering operating a facility located within the boundaries of your district. CCCA is exploring private facility options only at this time.

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December 8, 2021

Superintendent Katherine Wright
River Delta Joint Unified
Rio Vista, CA 94571-1651

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Wright:

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President,
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December 8, 2021

Superintendent Ruben Reyes
Robla Elementary
Sacramento, CA 95838-1633

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Reyes:

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December 8, 2021

Superintendent Jorge Aguilar
Sacramento City Unified
Sacramento, CA 95824-6870

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Aguilar:

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December 8, 2021

Superintendent Kent Kern
San Juan Unified
Carmichael, CA 95609-0477

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Kern:

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December 8, 2021

Superintendent Scott Loehr
Center Joint Unified
Antelope, CA 95843-9116

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Dear Superintendent Loehr:

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December 8, 2021

Superintendent Chris Evans
Natomas Unified
Sacramento, CA 95834-1905

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I would appreciate an opportunity to meet and answer any questions you may have about CCCA or our plans for facilities. I am also eager to explore opportunities for partnership between CCCA and your district. Please do not hesitate to reach out directly via email (kdobson@capccca.org) or phone (916) 917-0574.

Thank you for your consideration,

Kevin K. Dobson

Kevin Dobson
Founder/Executive Director

cc: Sacramento County Office of Education



Capital College & Career Academy

Executive Team

Kevin Dobson
Founder/Director

Armando Cornelio
Construction Coordinator

Board of Directors

John Belperio
Northern District Manager,
Northern CA Carpenters Regional
Council

Timothy Blood
Preconstruction Manager,
Turner Construction

Jacobe Caditz
Community Education Manager,
SMUD

Dan Dumke
Project Executive,
The Boldt Company

Ben Fell
Interim Director of College-to-
Learner, California State University,
Sacramento

Mich Kiwan Gómez
Spanish Bilingual Teacher,
Twin Rivers Unified School District

Stephanie Hannah, CPA, CCIIFP
Chief Financial Officer,
Charge EPC

Ramon Hopkins
Division of Construction Chief,
California Department of
Transportation

Ian McQuoid
Senior Vice President Operations,
McCarthy Building Companies,
Inc.

James Moore
Case Manager,
Volunteers of America

Timothy Murphy
Chief Executive Officer,
Sacramento Regional Builders
Exchange

Ken Wenham
President,
Roebbelen Contracting, Inc.

December 8, 2021

Superintendent Steven Martinez
Twin Rivers Unified
North Highlands, CA 95660

Re: Notification Regarding Proposed Operation of Countywide Charter School

Dear Superintendent Martinez:

Pursuant to Education Code §47605.6(a)(1)(A-B), the purpose of this letter is to notify you that Capital College & Career Academy (CCCA) is submitting to the Sacramento County Board of Education a petition for approval of Capital College & Career Academy, a countywide benefit charter school, which is considering operating a facility located within the boundaries of your district. CCCA is exploring private facility options only at this time.

Pending approval by SCOE, CCCA plans to begin operations in August 2023 with an initial cohort of approximately 80 ninth grade students. At scale, the school will serve approximately 400 students in grades 9-12. As a countywide benefit charter school, enrollment will be open to all Sacramento County students.

Capital College & Career Academy seeks to complement the traditional public schools in Sacramento with an innovative educational model intensely focused on dual enrollment and the construction trades. At graduation, all students will be prepared to enroll in college and/or a well-paying career in the construction industry.

I would appreciate an opportunity to meet and answer any questions you may have about CCCA or our plans for facilities. I am also eager to explore opportunities for partnership between CCCA and your district. Please do not hesitate to reach out directly via email (kdobson@capccca.org) or phone (916) 917-0574.

Thank you for your consideration,

Kevin K. Dobson

Kevin Dobson
Founder/Executive Director

cc: Sacramento County Office of Education

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kent Kern
San Juan Unified
PO Box 477
Carmichael, CA, 95609-0477



9590 9402 5172 9122 4786 80

2. Article Number (Transfer from service label)

7020 3160 0001 1757 1917

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *David L. Long* Agent Addressee

B. Received by (Printed Name) *David L. Long* C. Date of Delivery *12-13-21*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Steven Martinez
Twin Rivers Unified
3222 Winona Way
North Highlands, CA, 95660



9590 9402 5172 9122 4787 10

2. Article Number (Transfer from service label)

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ruben Reyes
Robla Elementary
5248 Rose Street
Sacramento, CA, 95838-1633



9590 9402 5172 9122 4667 48

2. Article Number (Transfer from service label)

7020 3160 0001 1757 1894

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Steve Hernandez* Agent Addressee

B. Received by (Printed Name) *Steve Hernandez* C. Date of Delivery *12-10-21*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sarah Koligian
Folsom-Cordova Unified
1965 Birkmont Drive
Rancho Cordova, CA, 95742-6407



9590 9402 5172 9122 4667 86

2. Article Number (Transfer from service label)

7020 3160 0001 1757 1825

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Grace McCarry* Agent Addressee

B. Received by (Printed Name) *Grace McCarry* C. Date of Delivery *12/13*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ruben Reyes
Robla Elementary
5248 Rose Street
Sacramento, CA, 95838-1633



9590 9402 5172 9122 4667 48

2. Article Number (Transfer from service label)

7020 3160 0001 1757 1894

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Ruben Reyes* Agent Addressee

B. Received by (Printed Name) *Ruben Reyes* C. Date of Delivery *12/13*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053


Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Wells
Elverta Joint Elementary
7900 Eloise Avenue
Elverta, CA, 95626-9217



9590 9402 5172 9122 4787 72

2. Article Number (Transfer from service label)
7020 3160 0001 1757 1849

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Sue W. Wells* Agent Addressee

B. Received by (Printed Name)
ADR C-19

C. Date of Delivery
12/10/2021

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery


Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scott Loehr
Center Joint Unified
8408 Watt Avenue
Antelope, CA, 95843-9116



9590 9402 5172 9122 4786 97

2. Article Number (Transfer from service label)
7020 3160 0001 1757 1924

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Kate Fowler* Agent Addressee

B. Received by (Printed Name)
Kate Fowler

C. Date of Delivery
12/10/21

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery


Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lois Yount
Galt Joint Union Elementary
1018 C Street, Suite 210
Galt, CA, 95632-1771



9590 9402 5172 9122 4667 79

2. Article Number (Transfer from service label)
7020 3160 0001 1757 1863

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Lois Yount* Agent Addressee

B. Received by (Printed Name)
MO

C. Date of Delivery
12/10/21

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dave Gordon
10474 Mather Blvd.
Mather, CA, 95655



9590 9402 5172 9122 4787 65

2. Article Number (Transfer from service label)
7020 3160 0001 1757 1955

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Mailroom* Agent Addressee

B. Received by (Printed Name)
Mailroom

C. Date of Delivery
12/10/21

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jorge Aguilar
 Sacramento City Unified
 PO Box 246870
 Sacramento, CA, 95824-6870

2. Article Number (Transfer from service label)

7020 3160 0001 1757 1900

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Davis Hauge Agent Addressee

B. Received by (Printed Name)
DAVIS HAUGE

C. Date of Delivery
 DEC 17 2021

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Katherine Wright
 River Delta Joint Unified
 445 Montezuma Street
 Rio Vista, CA, 94571-1651

2. Article Number (Transfer from service label)

7020 3160 0001 1757 1887

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Katherine Wright Agent Addressee

B. Received by (Printed Name)
Katherine Wright

C. Date of Delivery
 12-14-21

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher Hoffman
 Elk Grove Unified
 9510 Elk Grove-Florin Road
 Elk Grove, CA, 95624-1801

2. Article Number (Transfer from service label)

7020 3160 0001 1757 1832

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CHOFFMAN Agent Addressee

B. Received by (Printed Name)
Christopher Hoffman

C. Date of Delivery
 12-14-21

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

7020 3160 0001 1757 1832

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

EIK GROVE, CA 92621

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
\$	\$7.38
Total Postage and Fees	\$7.38
\$	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0829 60
 Postmark Here
 12/08/2021

7020 3160 0001 1757 1856

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Herald, CA 95638

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
\$	\$7.38
Total Postage and Fees	\$7.38
\$	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0829 60
 Postmark Here
 12/08/2021

7020 3160 0001 1757 1863

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

GOLI, CA 95632

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
\$	\$7.38
Total Postage and Fees	\$7.38
\$	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Postmark Here
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7020 3160 0001 1757 1825

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Rancho Cordova, CA 95642

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
\$	\$7.38
Total Postage and Fees	\$7.38
\$	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0829 60
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7020 3160 0001 1757 1849

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Mather, CA 95655

Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$1.56
\$	\$8.36
Total Postage and Fees	\$8.36
\$	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0829 60
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 12/08/2021

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For delivery information, visit our website at www.usps.com®.

Antelope, CA 95843

OFFICIAL USE

Certified Mail Fee	\$3.75	0829
\$	\$3.05	60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$7.38	
Total Postage and Fees	\$7.38	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

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Sacramento, CA 95838

OFFICIAL USE

Certified Mail Fee	\$3.75	0829
\$	\$3.05	60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$7.38	
Total Postage and Fees	\$7.38	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Carmichael, CA 95609

OFFICIAL USE

Certified Mail Fee	\$3.75	0829
\$	\$3.05	60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$7.38	
Total Postage and Fees	\$7.38	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®.

RIO VISTA, CA 94571

OFFICIAL USE

Certified Mail Fee	\$3.75	0829
\$	\$3.05	60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$7.38	
Total Postage and Fees	\$7.38	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

North Highlands, CA 95660

OFFICIAL USE

Certified Mail Fee	\$3.75	0829
\$	\$3.05	60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$7.38	
Total Postage and Fees	\$7.38	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Sacramento, CA 95834

OFFICIAL USE

Certified Mail Fee	\$3.75	0829
\$	\$3.05	60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$7.38	
Total Postage and Fees	\$7.38	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 1757 1900

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Sacramento, CA 95824

OFFICIAL USE

Certified Mail Fee	\$3.75
\$	
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$0.58

Total Postage and Fees \$7.38

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 3160 0001 1757 1970

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Gulfport, GA 39502

OFFICIAL USE

Certified Mail Fee	\$3.75
\$	
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$0.58

Total Postage and Fees \$7.38

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



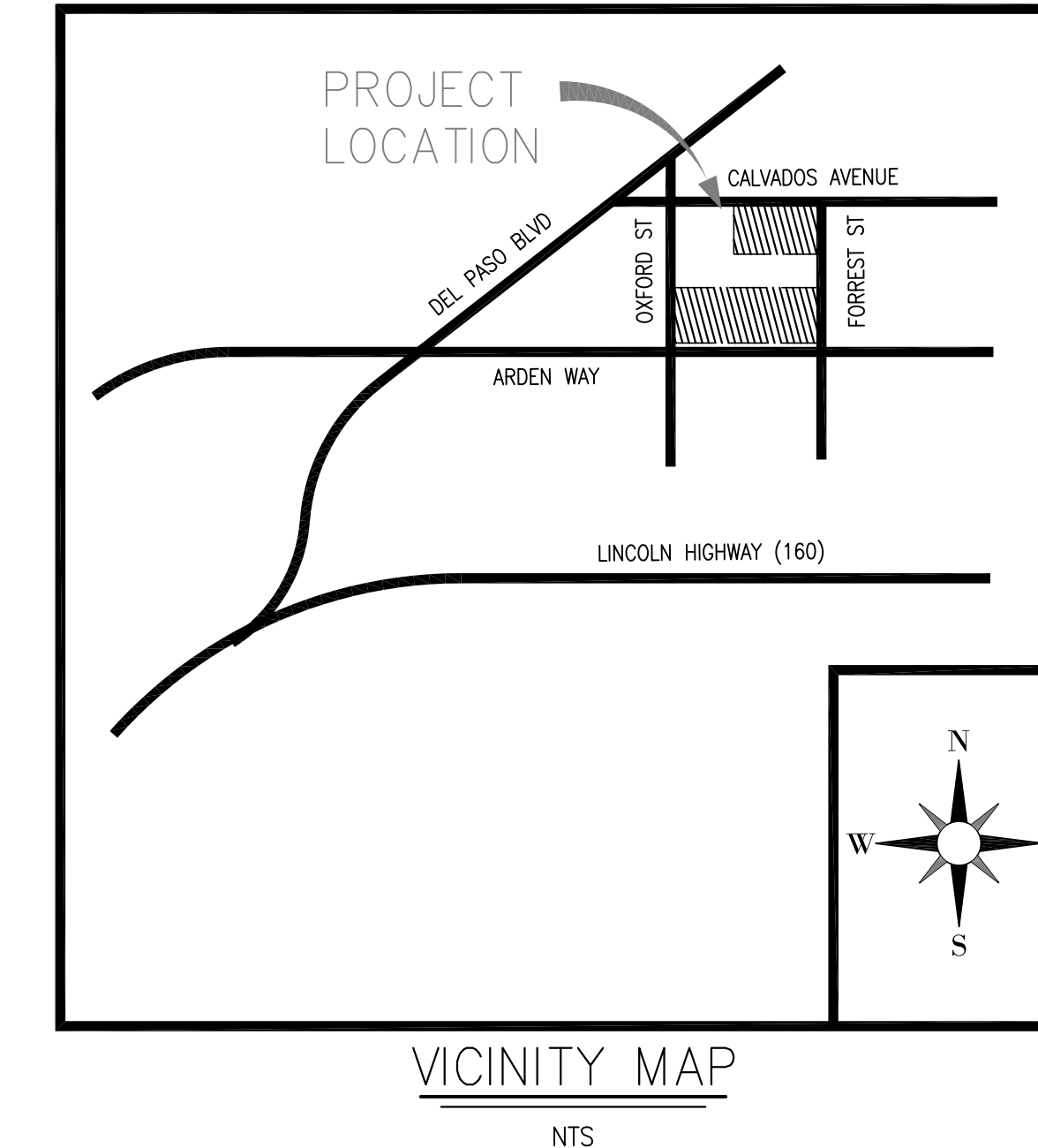
SITE DEVELOPMENT PLANS FOR 501 ARDEN WAY

TITLE REPORT – EXCEPTIONS:

PRELIMINARY TITLE REPORT BY STEWART TITLE COMPANY, ORDER NUMBER CM-15018819-AV, DATED SEPTEMBER 29, 2021 AT 7:30 A.M.

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this report would be as follows:

1. Covenants, conditions and restrictions but omitting restrictions, if any, based upon race, sex, color, religion, handicap, familial status or national origin, as contained in instrument recorded in Book 406 of Deeds, Page 236, Official Records, containing a Mortgagee Protection Clause.
NOT SURVEY RELATED
2. Reservation of right-of-way for public utilities as contained in order vacating alley by the City of North Sacramento, recorded August 7, 1947, in Book 1361-A of Official Records, at Page 86.
PLOTTED AS SHOWN
3. Easement over said land to sanitary sewers, storm drains, pipe lines, conduit, cables, poles, wires and appurtenant structures and installations for transportation or distribution of electric energy, petroleum products, gas and water, including the right of access, and the right to keep the property free from inflammable materials and other hazards, as reserved by the City of North Sacramento in a document entitled "Order of Vacation of Alley" recorded March 17, 1948 in Book 1460, Page 233, Official Records. Refer to said document for full particulars.
PLOTTED AS SHOWN
4. An easement over said land for public utilities, and underground water main and incidental purposes, as reserved by the City of North Sacramento, in a document recorded in Book 671114, Page 115, Official Records.
Affects portions of said land. Refer to said document for full particulars.
PLOTTED AS SHOWN
5. Terms and Provisions of the Redevelopment Plan for the North Sacramento Redevelopment Project Area, as adopted by City Ordinance No. 92-028, as disclosed by an instrument entitled "Notice of Description of Land within the North Sacramento Redevelopment Project Area and Statement that Redevelopment Proceedings Have Been Instituted", recorded in Book 920702, Page 1714, Official Records. Second Amendment to the Redevelopment Plan, adopted by City Ordinance No. 2004-031, on July 29, 2004. Third Amendment to the Redevelopment Plan, adopted by the Sacramento City Council on May 8, 2007, Ordinance 2007-036, an Ordinance Adopting an Eminent Domain Program as disclosed in instrument recorded August 22, 2007, in Book 20070822, Page 1321, Official Records
NOT SURVEY RELATED
6. Terms, conditions and provisions contained in a document entitled "Exterior Rebate Agreement, 501 Arden Way", recorded May 15, 1998, in Book 19980515, Page 681, Official Records. Refer to said document for full particulars.
NOT SURVEY RELATED
7. Statement of Delinquent Utility Charges, dated June 5, 2009, in favor of City of Sacramento, Department of Utilities, in the amount \$80.81, plus penalties, interest and cost, recorded in Book 20090605, Page 855, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
8. Statement of Delinquent Utility Charges, dated March 29, 2011, in favor of City of Sacramento, Department of Utilities, in the amount \$549.33, plus penalties, interest and cost, recorded in Book 20110329, Page 1090, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
9. Statement of Delinquent Utility Charges, dated April 1, 2011, in favor of City of Sacramento, Department of Utilities, in the amount \$675.82, plus penalties, interest and cost, recorded in Book 20110401, Page 562, Official Records. Apn: 275-0141-010
NOT SURVEY RELATED
10. Statement of Delinquent Utility Charges, dated January 6, 2012, in favor of City of Sacramento, Department of Utilities, in the amount \$452.36, plus penalties, interest and cost, recorded in Book 20120106, Page 446, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
11. Statement of Delinquent Utility Charges, dated January 17, 2012, in favor of City of Sacramento, Department of Utilities, in the amount \$558.40, plus penalties, interest and cost, recorded in Book 20120117, Page 546, Official Records. Apn: 275-0141-010
NOT SURVEY RELATED
12. Statement of Delinquent Utility Charges, dated January 4, 2013, in favor of City of Sacramento, Department of Utilities, in the amount \$544.19, plus penalties, interest and cost, recorded in Book 20130104, Page 515, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
13. Deed of Trust to secure an indebtedness of \$708,000.00, dated November 1, 2013, recorded November 8, 2013, in Book 20131108, Page 18, Official Records.
Trustor: Daniel A Friedlander, a married man as his sole and separate property
Trustee: First Santa Clara Corporation, a California corporation
Beneficiary: Bank of the West
(As to Parcel D)
NOT SURVEY RELATED
14. Assignment of Rents, executed by Daniel A Friedlander, a married man as his sole and separate property, dated November 1, 2013, given as security for an obligation owing to Bank of the West, recorded November 8, 2013, in Book 20131108, Page 19, Official Records.
(As to Parcel D)
NOT SURVEY RELATED
15. THRU 27. Statement of Delinquent Utility Charges, dated January 23, 2014, in favor of City of Sacramento, Department of Utilities, in the amount \$553.06, plus penalties, interest and cost, recorded in Book 20140123, Page 208, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
16. Statement of Delinquent Utility Charges, dated March 7, 2014, in favor of City of Sacramento, Department of Utilities, in the amount \$352.74, plus penalties, interest and cost, recorded in Book 20140307, Page 716, Official Records. Apn: 275-0141-010
NOT SURVEY RELATED
17. Statement of Delinquent Utility Charges, dated December 24, 2014, in favor of City of Sacramento, Department of Utilities, in the amount \$416.66, plus penalties, interest and cost, recorded in Book 20141224, Page 211, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
18. Statement of Delinquent Utility Charges, dated December 24, 2014, in favor of City of Sacramento, Department of Utilities, in the amount \$2,514.59, plus penalties, interest and cost, recorded in Book 20141224, Page 211, Official Records. Apn: 275-0141-010
NOT SURVEY RELATED
19. Statement of Delinquent Utility Charges, dated May 1, 2015, in favor of City of Sacramento, Department of Utilities, in the amount \$292.39, plus penalties, interest and cost, recorded in Book 20150501, Page 678, Official Records. Apn: 275-0141-010
NOT SURVEY RELATED
20. Statement of Delinquent Utility Charges, dated December 24, 2015, in favor of City of Sacramento, Department of Utilities, in the amount \$227.82, plus penalties, interest and cost, recorded in Book 20151224, Page 308, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
21. Statement of Delinquent Utility Charges, dated December 24, 2015, in favor of City of Sacramento, Department of Utilities, in the amount \$2,334.31, plus penalties, interest and cost, recorded in Book 20151224, Page 308, Official Records. Apn: 275-0141-010
NOT SURVEY RELATED
22. Statement of Delinquent Utility Charges, dated November 28, 2016, in favor of City of Sacramento, Department of Utilities, in the amount \$50.90, plus penalties, interest and cost, recorded in Book 20161128, Page 851, Official Records. Apn: 275-0141-009
NOT SURVEY RELATED
23. Statement of Delinquent Utility Charges, dated January 3, 2018, in favor of City of Sacramento, Department of Utilities, in the amount \$60.82, plus penalties, interest and cost, recorded January 4, 2018 as Doc # 201801040939, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
24. Statement of Delinquent Utility Charges, dated February 1, 2018, in favor of City of Sacramento, Department of Utilities, in the amount \$450.52, plus penalties, interest and cost, recorded February 2, 2018 as Doc # 201802020392, Official Records. Apn: 275-0141-010
NOT SURVEY RELATED
25. Statement of Delinquent Utility Charges, dated September 20, 2018, in favor of City of Sacramento, Department of Utilities, in the amount \$79.92, plus penalties, interest and cost, recorded September 20, 2018 as Doc # 201809200423, Official Records. Apn: 275-0141-009
NOT SURVEY RELATED
26. Statement of Delinquent Utility Charges, dated December 5, 2018, in favor of City of Sacramento, Department of Utilities, in the amount \$228.84, plus penalties, interest and cost, recorded December 6, 2018 as Doc # 201812060960, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
27. Statement of Delinquent Utility Charges, dated December 5, 2018, in favor of City of Sacramento, Department of Utilities, in the amount \$1,540.55, plus penalties, interest and cost, recorded December 6, 2018 as Doc # 201812061123, Official Records. Apn: 275-0141-010
NOT SURVEY RELATED
28. Resolution No. 2019-0044, "All Unpaid Community Development Department Administrative February 20, 2019, as Doc # 201902200887, Official Records.
Case Number: Amount: Apn:
CDDFWP00956 \$1,019.00 275-0141-008
NOT SURVEY RELATED
29. Unrecorded Lease as disclosed by a document recorded July 15, 2020, as Doc # 202007150830, Official Records, and on the terms and conditions contained in said lease.
NOT SURVEY RELATED
30. Statement of Delinquent Utility Charges, dated February 1, 2021, in favor of City of Sacramento, Department of Utilities, in the amount \$516.96, plus penalties, interest and cost, recorded February 2, 2021 as Doc # 202102020706, Official Records. Apn: 275-0141-009
NOT SURVEY RELATED
31. Statement of Delinquent Utility Charges, dated February 25, 2021, in favor of City of Sacramento, Department of Utilities, in the amount \$180.46, plus penalties, interest and cost, recorded February 26, 2021 as Doc # 202102260719, Official Records. Apn: 275-0141-008
NOT SURVEY RELATED
32. Resolution No. 2021-0037, "All Unpaid Community Development Department Administrative Penalties and All Neighborhood Code Compliance and Vacant Building Case Fees", recorded March 1, 2021, as Doc # 202103010865, Official Records.
Case Number: Amount: Apn:
CEDCNU08211 \$1,000.00 275-0141-008
NOT SURVEY RELATED
33. Unrecorded Lease as disclosed by a document recorded April 28, 2021 as Doc # 202104280514, Official Records, and on the terms and conditions contained in said lease.
NOT SURVEY RELATED
34. Any rights of Parties-in-Possession of said land based upon an unrecorded Lease, agreement or contract.
NOT SURVEY RELATED
35. Water rights, claims or title to water in, on or under the Land, whether or not shown by the Public Records.
NOT SURVEY RELATED
36. Ownership of, or rights to, minerals or other substances, subsurface and surface, of whatsoever kind, including, but not limited to coal, ores, metals, lignite, oil, gas, geothermal resources, brine, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether the ownership or rights arise by lease, grant exception, conveyance, reservation or otherwise, and whether or not appearing in the Public Records or listed in Schedule B. Stewart Title Guaranty Company and its issuing agent make no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interest that are not listed.
NOT SURVEY RELATED



SURVEYOR'S CERTIFICATION:

TO: STEWART TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a)(b), 7(A)(1), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON 02/27/2022

DATE: RYAN J. SCHIESS, P.L.S. 8366

TITLE REPORT – LEGAL DESCRIPTION:

PRELIMINARY TITLE REPORT BY STEWART TITLE COMPANY, ORDER NUMBER CM-15018819-AV, DATED SEPTEMBER 29, 2021 AT 7:30 A.M.

Real property in the unincorporated area of the County of San Joaquin, State of California, described as follows:

Parcel A:
Lots 1 and 2, in Block 17, as shown on the "Plat of North Sacramento Subdivision No. 1", recorded in Book 11 of Maps, Map No. 26, records of said County.

Parcel B:
The Easterly one-half of that portion of the alley lying between Lots 1, 2, 3, 10, 11 and 12, in Block 17, as shown on the "Plat of North Sacramento Subdivision Unit No. 1", lying North of the South line of said Lot 2 and its prolongation extending Westerly to the Southeast corner of Lot 11.
APN: 275-0141-008

Parcel C:
Parcel 1, as shown on the Parcel Map recorded December 20, 1999 in Book 156 of Parcel Maps, at Page 13, records of said County.
APN: 275-0141-009

Parcel D:
Parcel 2, as shown on the Parcel Map recorded December 20, 1999 in Book 156 of Parcel Maps, at Page 13, records of said County.
APN: 275-0141-010

GENERAL NOTES

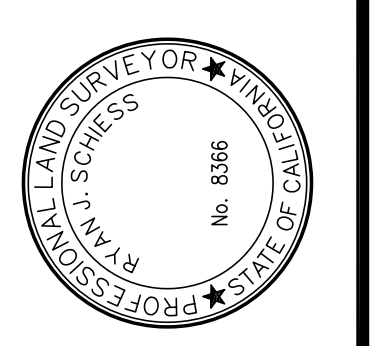
FLOOD ZONE: ZONE X "AREA WITH REDUCED FLOOD RISK DUE TO LEEVEE"
COMMUNITY: SACRAMENTO, CITY OF
NUMBER: 060266
PANEL: 0177
SUFFIX: J

GROSS LAND AREA: 56,488 S.F. (1.30 ACRES)

ZONING: PARCELS A & B = C-2 (GENERAL COMMERCIAL)
PARCELS C & D = C-2 SPD (SPECIFIC PLANNED DEVELOPMENT GENERAL COMMERCIAL)

PARKING ANALYSIS: 2 - ADA STALLS
17 - REGULAR STALLS
1 - COMPACT STALL

EPIC
LAND SURVEYING, INC.
P.O. BOX 1930, OAKDALE, CA 95361
(209) 845-2594 office
(209) 845-2555 fax
www.epicsurveying.com - info@epicsurveying.com



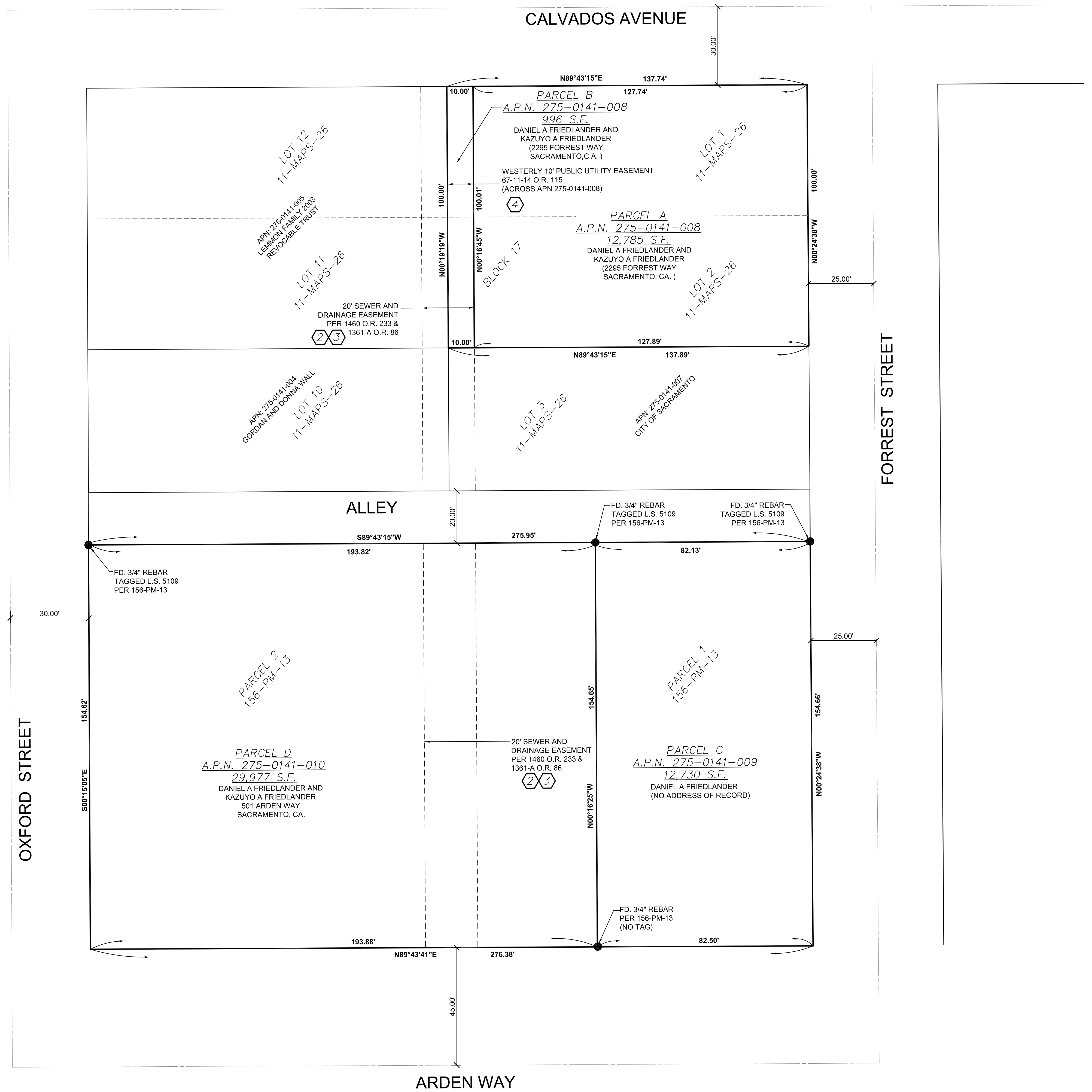
PROJECT CONTROL STATEMENT
BENCHMARK: NGS PID - D164584
ELEVATION: 1410.88 48.30
DESCRIPTION: THE STATION IS A 3/4 IN ALUMINUM ALLOY ROD DRIVEN TO REFUSAL, WITH A CAD/CIRC ALUMINUM SURVEY DISK AFFIXED, SET IN A 6 IN DIAMETER PVC WELL CASING WITH AN ALUMINUM ACCESS COVER. AT THE T-SHAPED INTERSECTION OF RYAN JESS, FRENZLA, AND AUBURN BLVD AND THE STATION ON THE LEFT WESTERLY OF AUBURN BLVD

PROJECT NO: 212121
DRAWN BY: SCU
CHECKED BY: RS
SCALE: N.T.S.
DATE: 02/09/22

COVER SHEET

FOR:
CAPITAL COLLEGE &
CAREER ACADEMY
SACRAMENTO, CA

SHEET NUMBER
1
OF 3 SHEETS



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P.O. BOX 1980, OAKDALE, CA 95361
(209) 845-2594 office
(209) 845-2555 fax
www.epicsurveying.com - info@epicsurveying.com



PROJECT CONTROL STATEMENT

BASIS OF BEARINGS:
THE BEARINGS OF NORTH 89°43'15" EAST BETWEEN TWO FOUND MONUMENTS BEING THE NORTH PROPERTY LINE OF PARCEL 1 AND 2 AS SHOWN ON THE PARCEL MAP IN BOOK 153 OF PARCEL MAPS, AT PAGE 13, SACRAMENTO COUNTY RECORDS. ALL DISTANCES ARE GROUND.

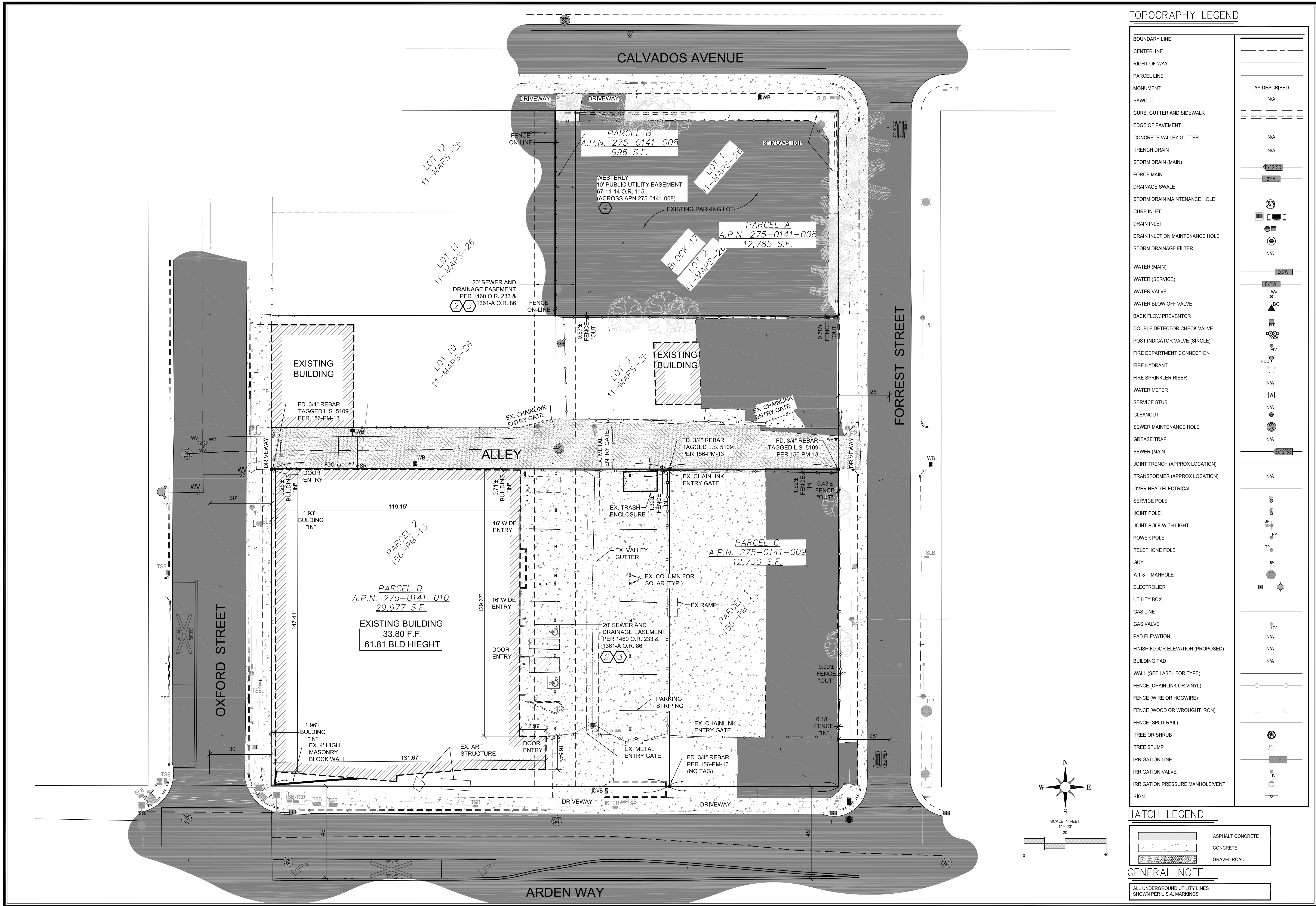
PROJECT NO.	272121
DRAWN BY	SCU
CHECKED BY	RS
SCALE	1"=20'
DATE	02/09/22

BOUNDARY SHEET

ALTA/SPS LAND TITLE SURVEY

FOR:
CAPITAL COLLEGE & CAREER ACADEMY
SACRAMENTO, CA

SHEET NUMBER
2
OF 3 SHEETS



TOPOGRAPHY LEGEND

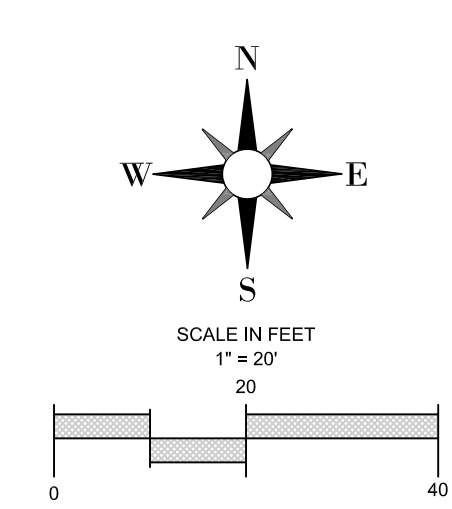
BOUNDARY LINE	AS DESCRIBED
CENTERLINE	N/A
RIGHT-OF-WAY	N/A
PARCEL LINE	N/A
MONUMENT	N/A
SAWCUT	N/A
CURB, GUTTER AND SIDEWALK	N/A
EDGE OF PAVEMENT	N/A
CONCRETE VALLEY GUTTER	N/A
TRENCH DRAIN	N/A
STORM DRAIN (MAIN)	EX12 SD
FORCE MAIN	12 FM
DRAINAGE SWALE	
STORM DRAIN MAINTENANCE HOLE	
CURB INLET	
DRAIN INLET	
DRAIN INLET ON MAINTENANCE HOLE	
STORM DRAINAGE FILTER	N/A
WATER (MAIN)	EX6 W
WATER (SERVICE)	EX6 W
WATER VALVE	WV
WATER BLOW OFF VALVE	BO
BACK FLOW PREVENTOR	BFP
DOUBLE DETECTOR CHECK VALVE	DDCV
POST INDICATOR VALVE (SINGLE)	PIV
FIRE DEPARTMENT CONNECTION	FDC
FIRE HYDRANT	
FIRE SPRINKLER RISER	N/A
WATER METER	N/A
SERVICE STUB	N/A
CLEANOUT	N/A
SEWER MAINTENANCE HOLE	N/A
GREASE TRAP	N/A
SEWER (MAIN)	EX12 SS
JOINT TRENCH (APPROX LOCATION)	N/A
TRANSFORMER (APPROX LOCATION)	N/A
OVER HEAD ELECTRICAL	
SERVICE POLE	
JOINT POLE	
JOINT POLE WITH LIGHT	
POWER POLE	
TELEPHONE POLE	
GUY	
A T & T MANHOLE	
ELECTROLIER	
UTILITY BOX	
GAS LINE	
GAS VALVE	GV
PAD ELEVATION	N/A
FINISH FLOOR ELEVATION (PROPOSED)	N/A
BUILDING PAD	N/A
WALL (SEE LABEL FOR TYPE)	
FENCE (CHAINLINK OR VINYL)	
FENCE (WIRE OR HOGWIRE)	
FENCE (WOOD OR WROUGHT IRON)	
FENCE (SPLIT RAIL)	
TREE OR SHRUB	
TREE STUMP	
IRRIGATION LINE	
IRRIGATION VALVE	
IRRIGATION PRESSURE MANHOLE/VENT	
SIGN	

HATCH LEGEND

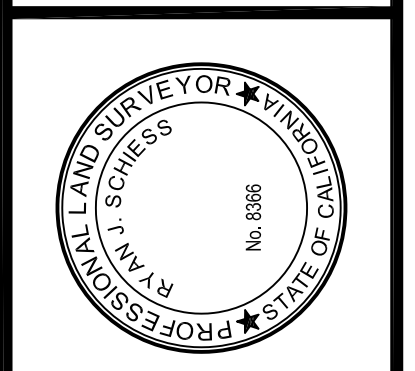
[Hatch Pattern]	ASPHALT CONCRETE
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	GRAVEL ROAD

GENERAL NOTE

ALL UNDERGROUND UTILITY LINES SHOWN PER U.S.A. MARKINGS



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PROJECT CONTROL STATEMENT

BASIS OF BEARINGS:
THE BEARINGS OF NORTH 89°42'15" EAST BETWEEN TWO FOUND MONUMENTS BEING THE NORTH PROPERTY LINE OF PARCEL 1 AND 2 AS SHOWN ON THE PARCEL MAP IN BOOK 153 OF PARCEL MAPS, AT PAGE 13, SACRAMENTO COUNTY RECORDS. ALL DISTANCES ARE GROUND.

PROJECT NO. 212121
DRAWN BY SCU
CHECKED BY RS
SCALE 1" = 20'
DATE 02/09/22

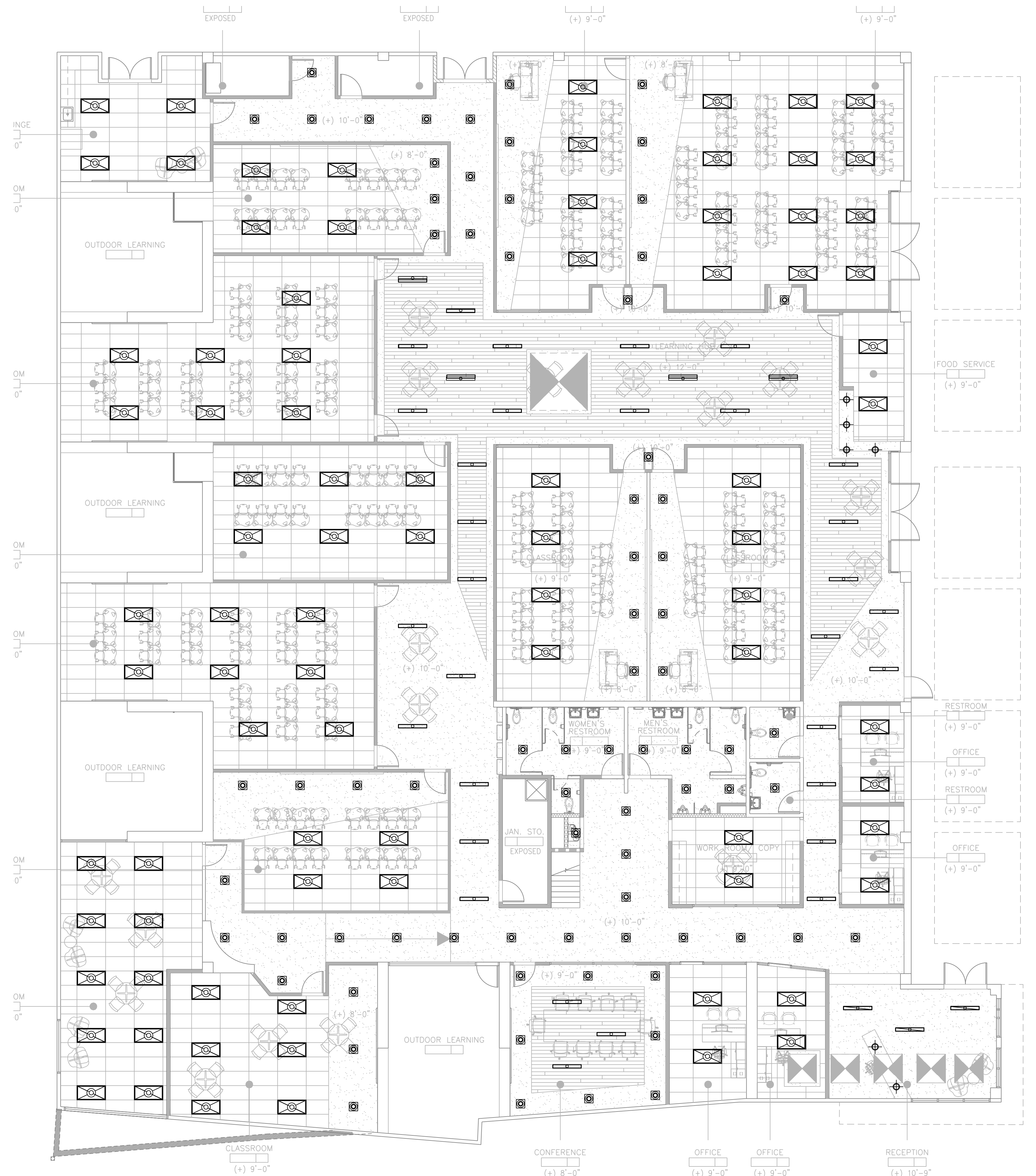
TOPOGRAPHY SHEET

FOR:
CAPITAL COLLEGE &
CAREER ACADEMY
SACRAMENTO, CA

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER
3

OF 3 SHEETS



NUMBERED SHEET NOTES

1 > TBD

LIGHTING PLAN
SCALE: 1/8" = 1' - 0"

1



Pittman
ENGINEERING

1050 Opportunity Drive, Suite 120
Roseville, CA 95678
www.pittmaneng.com
916.789.7181



Ownership of Documents: This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Pittman Engineering Inc. and is not to be used in whole or in part for any other project without the written authorization of Pittman Engineering Inc.

CONTRACTOR

CLIENT NAME
CLIENT ADDRESS
CLIENT ADDRESS
(916) XXX-XXXX

APPROVAL STAMP

PROJECT
LINE 1
LINE 2
LINE 3

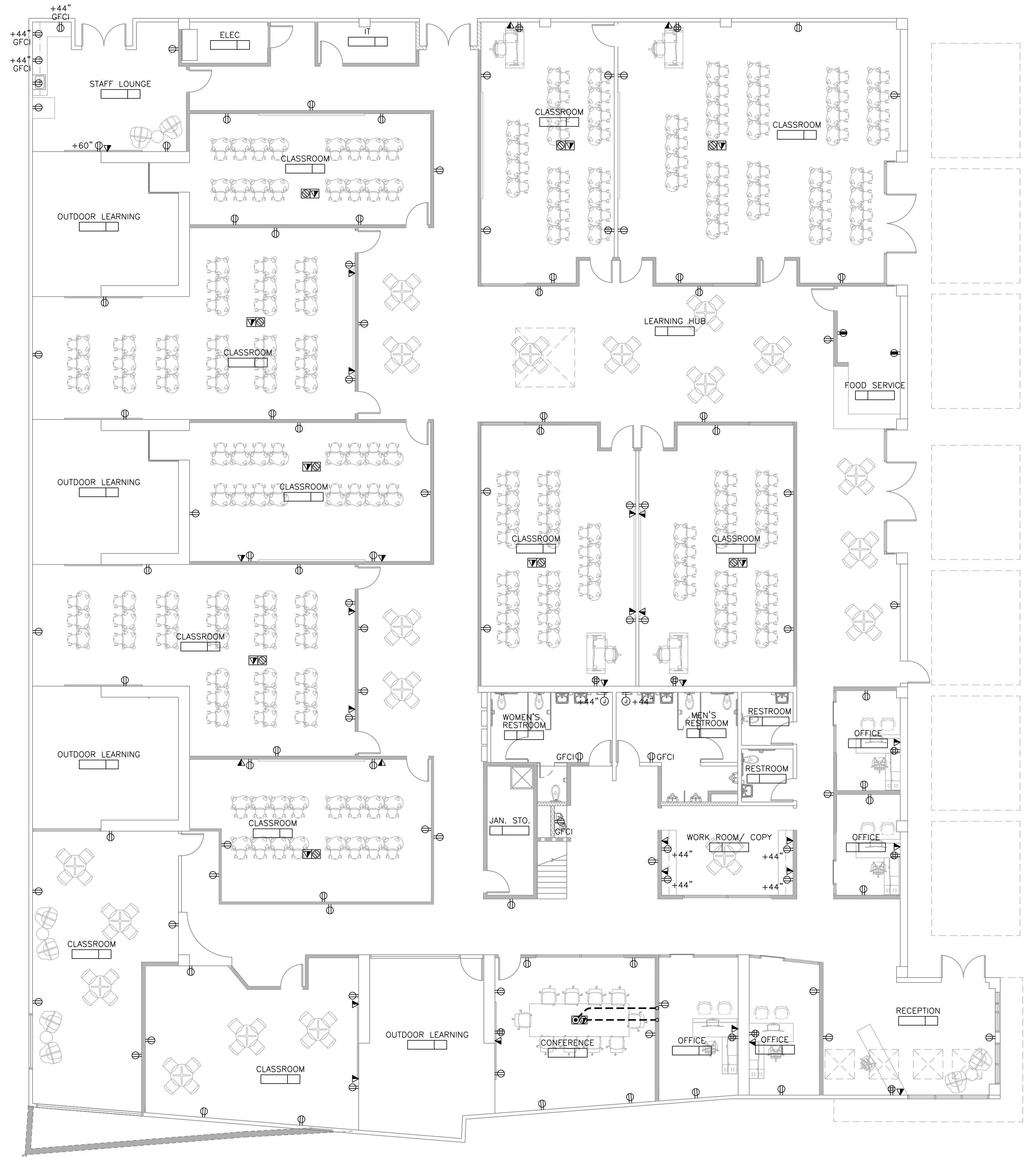
ADDRESS 1
ADDRESS 2
ADDRESS 3

REVISIONS	
DESCRIPTION	DATE

DRAWING
LIGHTING PLAN

PROJECT NO. 22--
DATE XX-XX-2022
DRAWN BY --/--
CHECKED BY RP/TG

E3.1



NUMBERED SHEET NOTES

1 TBD

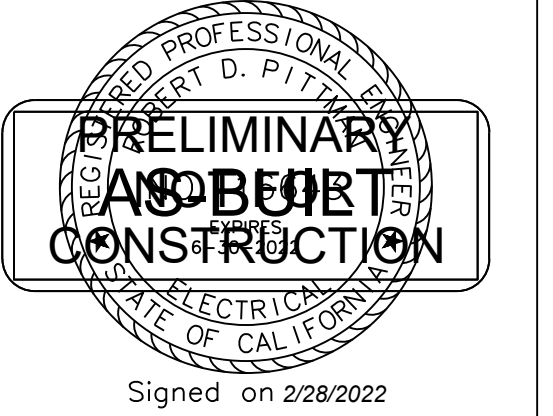
POWER FLOOR PLAN
SCALE: 1/8" = 1' - 0"

1



Pittman
ENGINEERING

1050 Opportunity Drive, Suite 120
Roseville, CA 95678
www.pittmaneng.com
916.789.7181



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CONTRACTOR

CLIENT NAME
CLIENT ADDRESS
CLIENT ADDRESS
(916) XXX-XXXX

APPROVAL STAMP

PROJECT
LINE 1
LINE 2
LINE 3

ADDRESS 1
ADDRESS 2
ADDRESS 3

REVISIONS	
DESCRIPTION	DATE

DRAWING
POWER FLOOR PLAN

PROJECT NO. 22--
DATE XX-XX-2022
DRAWN BY --/--
CHECKED BY RP/TG

E4.1

FACILITIES

CCCA has a pending formal lease agreement with the Boys and Girls Club of America located at 1117 G St, Sacramento, CA 95814. This is included in Appendix A. We also included a letter of support for the Girl Scouts Heart of Central California facility located at 6601 Elvas Ave, Sacramento, CA 95819. As described extensively on page 23 of the petition the future satellite learning centers are phased in beginning in the 2025-2026 school year. This is reflective of the fact that we are starting with a single freshman class and because students do not begin to participate in their off campus career explorations until their second semester on campus.

As we do not currently have a pending lease agreement at the other satellite campuses we did not include specific locations in the charter petition. Additionally, the second satellite campus would not have an executed agreement for another three years which makes any concrete commitments nearly impossible. With that being said we have had a range of discussions with the Boys and Girls Club who is currently renting space across from Cosumnes River College, The Simmons Center who we are partnering with on a collaborative grant, and the City of Sacramento.

For the map and corresponding charts shown in Appendix F we used the following general locations to represent the “Florin Road” and “Citrus Heights” locations.

8200 Florin Road, Sacramento, CA, 95828
7741 Auburn Blvd, Citrus Heights, CA, 95610

FINANCIAL

In the attachments below we have included our most recent bank statement. Please note that the projected budget in the petition includes the promissory letters from Silicon Schools Fund and Roebbelen Contracting Inc, which totals \$250,000. Their letters of commitment are included in Appendix V of the submitted petition but also included here for reference as well. In addition, as noted on page 112 of the charter petition, “During a regularly occurring board meeting on June 28, 2021 CCCA passed a reimbursement resolution to recuperate expenditures tied to the purchase of the facility leading up to the acquisition of the private bond offer.” We have included all expenditures associated with that totaling \$61,886.00. Furthermore, we received \$25,000 from the SMUD Shine Grant which is not factored into the current bank statement. While not available to use for initial school costs it is helping to account for the expenditures taking place during this pre opening phase.



UMPQUA BANK

January 31, 2022 Page: 1 of 2



CAPITAL COLLEGE & CAREER ACADEMY

UB

Customer Service:
1-866-486-7782

Last statement: December 31, 2021
This statement: January 31, 2022

Business Account Service fees for Account Opening and Usage, Business Online Banking-Multi-User Tiers and Tax Payment Services, will change on November 01, 2021. For more information, visit umpquabank.com: umpquabank.com/business-fees

COMMUNITY BUSINESS CHECKING

Account number		Beginning balance	\$180,824.07
Low balance	\$156,389.05	Deposits/Additions	\$15,000.00
Average balance	\$163,515.87	Withdrawals/Subtractions	\$39,435.02
Interest earned	\$0.00	Ending balance	\$156,389.05

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-10	ATM Deposit Deposit Terminal 597b81 1545 River Park Dr #101 Sacramento CA XXXXXXXXXXXX8539	15,000.00
Total Other Deposits/ Additions		\$15,000.00

Card Transactions/Withdrawals

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-10	POS Purchase Terminal Vbase2 In *Mendonsa Media 916-70961 CA XXXXXXXXXXXX8539	3,500.00
01-10	POS Purchase Terminal 00000007 Wave - *Solutions In E 415-50679 CA XXXXXXXXXXXX8539	3,065.62
Total Card Transactions/Withdrawals		\$6,565.62

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Call us at 1-833-898-0981 or write us at Umpqua Bank, P.O. Box 19243, Spokane, WA 99219, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appears.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

To Report Lost or Stolen Debit/ATM Cards: Please call 1-866-486-7782 immediately. If after regular business hours, please call 1-866-708-9365.

RECONCILEMENT OF ACCOUNT

For your convenience, this form is provided to help you verify the balance of this account.

**CHECKS OUTSTANDING
NOT CHARGED TO ACCOUNT**

No.	\$	
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
TOTAL		

1. Before balancing this statement, be sure to **ADD INTEREST** and any other automatic monthly deposits to your checkbook balance.
2. Also, **DEDUCT** service charges (if any) as well as any adjustments and any automatic monthly charges for mortgage, loan payments, insurance premiums, etc., from your checkbook balance.

BALANCE ON THIS STATEMENT \$ _____

ADD + DEPOSITS NOT CREDITED ON THIS STATEMENT (IF ANY) _____

TOTAL _____

SUBTRACT — CHECKS OUTSTANDING _____

\$ _____

NOTE: PLEASE NOTIFY US IMMEDIATELY OF ANY NAME, ADDRESS OR SIGNING AUTHORITY CHANGE ON THIS ACCOUNT.

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	180,824.07	01-10	168,017.55	01-18	158,647.55
01-04	179,815.17	01-11	164,753.55	01-25	158,189.05
01-06	167,615.17	01-14	160,547.55	01-31	156,389.05
01-07	159,583.17				

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
33	\$8,032.00	01-07	39	\$458.50	01-25
34	\$4,206.00	01-14	40	\$1,900.00	01-18
35	\$11,200.00	01-06	41	\$1,800.00	01-31
*37	\$3,264.00	01-11	*56	\$1,008.90	01-04
38	\$1,000.00	01-06			

(* Skip in check sequence, R-Check has been returned,+ Electronified check))

Total Checks paid: 9 for **-\$32,869.40**

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=====

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February 16, 2022

Kevin Dobson
114 Santiago Avenue
Sacramento, CA 95815

Dear Mr. Dobson,

Established as a non-profit entity, Builders4Kids was launched by Roebbelen Contracting, Inc. with a goal to assist organizations in progressing their programs to desired levels, not only monetarily, but also with in-kind services, materials and volunteer hours.

Roebbelen recognizes social responsibility and community support as an integral part of doing business. Each Roebbelen employee is empowered to make a REAL DIFFERENCE in the lives of others; where they work, where they play and where they pray.

Builders4Kids sets out to assist children's organizations in the Sacramento region to make enlightened contributions to the community, serving many charities over many years.

This year, we have selected Capital College & Career Academy as the benefactor of our 2022 Builders Fore Kids Charity Golf Tournament, which will be held on Monday, May 2, 2022.

It is our pleasure to pledge a donation of \$50,000 to Capital College & Career Academy.

Since 2003, the Builders Fore Kids Charity Golf Tournament has raised over \$675,000 for children's organizations located in the Sacramento Region and continues to be one of the premiere golf tournaments in the area for the construction industry.

As a local company, it is our hope that other organizations in our region follow our lead and promote giving back – making our community the best it can be!

Sincerely,

Kenneth J. Wenham
President/CEO
530-945-6392
kenw@roebbelen.com

Sacramento County Office of Education
Board of Trustees
10474 Mather Blvd
Mather, CA 95655

December 15, 2021

Dear Board of Trustee Members,

I write this letter in support of Capital College & Career Academy (CCCA), a proposed 9th-12th grade charter school for the Sacramento County community.

As the Chief Executive Officer of the Silicon Schools Fund, an organization focused on supporting schools across central and Northern California, I meet with and evaluate most of the educators seeking to start new schools in the region. Our team has been highly impressed by the founder of the proposed school, Kevin Dobson. We have also conducted thorough diligence on the education model and are impressed by their level of preparation and commitment to serving all students.

The Silicon Schools Fund works with over 60 schools across Northern California, reimagining how schools enable all students to succeed. We support traditional district schools, independent schools, and charter schools. I've personally founded a high performing school in Hayward, Leadership Public Schools, and served as the Chief Academic Officer of a high performing network of schools, Envision Schools as well as worked within large district settings including Boston Public Schools and the Los Angeles Unified School District.

Based on this experience and our interactions with CCCA, we have made an unrestricted \$200,000 grant to Capital College & Career Academy, contingent upon charter approval.

If CCCA receives a charter, opens successfully, and delivers on its vision as we expect they will, we will make up to an additional \$400,000 in unrestricted grants to support the school. We strongly support and recommend approval of a charter for Capital College & Career Academy. Thank you for your consideration.

Sincerely,



Brian Greenberg
Chief Executive Officer





Capital College & Career Academy

Executive Team

Kevin Dobson
Founder/ Director

Armando Cornelio
Construction Coordinator

Board of Directors

John Belperio
*Northern District Manager,
Northern CA Carpenters Regional Council*

Timothy Blood
*Preconstruction Manager,
Turner Construction*

Jacobe Caditz
*Community Education Manager,
SMUD*

Dan Dumke
*Project Executive,
The Boldt Company*

Ben Fell
*Interim Director of College-to-Learner,
California State University, Sacramento*

Mich Kiwan Gómez
*Spanish Bilingual Teacher,
Twin Rivers Unified School District*

Stephanie Hannah, CPA, CCIIFP
*Chief Financial Officer,
Charge EPC*

Ramon Hopkins
*Division of Construction Chief,
California Department of Transportation*

Ian McQuoid
*Senior Vice President Operations,
McCarthy Building Companies, Inc.*

James Moore
*Case Manager,
Volunteers of America*

Timothy Murphy
*Chief Executive Officer,
Sacramento Regional Builders Exchange*

Ken Wenham
*President,
Roebbelen Contracting, Inc.*

Deborah Wilder
*Past President,
Women Construction Owners & Executives*

REIMBURSEMENT RESOLUTION

[A resolution of the Board of Directors of Capital College & Career Academy Declaring an official intent to reimburse itself from the proceeds of a future borrowing for capital expenditures and providing certain other matters in connection therewith.]

WHEREAS, Capital College & Career Academy (the “Corporation”) is a nonprofit public benefit corporation, duly organized and existing under the laws of the State of California (the “State”), and is duly qualified to do business in the State, and, under its articles of incorporation, the Corporation is authorized to undertake the acquisition, construction, rehabilitation, equipping and financing of buildings and facilities; and

WHEREAS, the Corporation has determined that it is necessary to finance and/or refinance the cost of the acquisition, construction, improvement, rehabilitation, equipping and furnishing of the real property located at 501 Arden Way, Sacramento, California 95815 (collectively, the “Project”); and

WHEREAS, the Board of Directors of the Corporation (the “Board”) is the governing body of the Corporation; and

WHEREAS, the Corporation proposes to finance the Project with the proceeds of a tax-exempt borrowing in the aggregate principal amount of not to exceed \$10,000,000; and

WHEREAS, the Corporation reasonably expects to expend certain funds in the future for capital expenditures related to the Project; and

WHEREAS, the Corporation currently intends and reasonably expects to participate in a borrowing to finance the Project, including an amount of not to exceed \$10,000,000 for reimbursing the Corporation for capital expenditures made by the Corporation for the Project prior to the date when funds for the Project are available from such borrowing; and

WHEREAS, the initial expenditure of funds of the Corporation for the Project for which the Corporation desires reimbursement occurred on a date that is within 60 days prior to the date hereof but before such borrowing; and

WHEREAS, such borrowing by the Corporation shall occur within 18 months of either the date that the Corporation first expended funds for the Project or the date that the Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of the Corporation’s funds for the Project); and

WHEREAS, the Board hereby desires to declare its official intent, pursuant to 26 C.F.R.v§ 1.150-2, to reimburse the Corporation for the expenditure of the Corporation’s funds for the Project from the proceeds of a future borrowing of the Corporation.

Section 1. **Dates of Capital Expenditures.** All of the capital expenditures covered by this Resolution were or will be made not earlier than 60 days prior to the date of this Resolution.

Section 2. **Declaration of Official Intent.** The Corporation presently intends and reasonably expects to participate in a borrowing within 18 months of either the date of the first expenditure of funds by the Corporation for the Project or the date that the Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of the Corporation's funds for the Project), and to allocate an amount not to exceed \$10,000,000 of the proceeds thereof to reimburse the Corporation for its expenditures in connection with the Project.

Section 3. **Resolution Number.** This is the first resolution of the Corporation declaring its intent to reimburse itself for the Project from proceeds of a borrowing.

Section 4. **Confirmation of Prior Acts.** All prior actions of the officials, employees and agents of the Corporation that are in conformity with the purpose and intent of this Resolution and in furtherance of the Project shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 5. **Effective Date of Resolution.** This Resolution shall take effect immediately upon its adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CAPITAL COLLEGE & CAREER ACADEMY:

	Aye	Nay
Jerry Bell	-	-
Jordan Blair	X	<input type="checkbox"/>
Timothy Blood	-	-
Edith Espinoza	-	-
Linda Farley	X	<input type="checkbox"/>
James Moore	-	-
Stephanie Hannah	X	<input type="checkbox"/>
Tim Murphy	X	<input type="checkbox"/>
Jacobe Caditz	X	<input type="checkbox"/>
Ian McQuoid	X	<input type="checkbox"/>

FY4	7/1/21-6/30/22		
Date	Expense Description	Cost	Payment Type
10/26/2021	Escrow Wire Transfer + Service Charge	-\$25,030.00	Wire
12/10/2021	A&M Environmental Services	-\$8,032.00	Check #33
12/17/2021	Epic Consultants Inc. (Topographical Survey)	-\$11,200.00	Check #35
1/2/2022	Offit Kurman PR	-\$3,264.00	Check #37
2/6/2022	StudioW Architects (Invoice #45449)	-\$6,760.00	Check #44
2/27/2022	Alta Survey	-\$7,600.00	Check #50
Total Reimbursement		-\$61,886.00	

**SHINE AWARD PROGRAM
PROJECT FUNDING AGREEMENT
SMUD PO# 4500131522**

This SHINE AWARD PROGRAM PROJECT FUNDING AGREEMENT (“Agreement”) is made and entered into as of **JANUARY 1, 2022** (“Effective Date”), by and between SACRAMENTO MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of California with its principal executive offices at 6201 S Street, Sacramento, CA 95817-1899 (“SMUD”), and **CAPITAL COLLEGE & CAREER ACADEMY**, (“Recipient”). SMUD and **CAPITAL COLLEGE & CAREER ACADEMY** are entering into this Agreement to establish the terms of SMUD’s funding to **CAPITAL COLLEGE & CAREER ACADEMY** as part of the Shine Award Program (“Program”).

Recitals

WHEREAS, the goal of **CAPITAL COLLEGE & CAREER ACADEMY** is to build community alliances, enhance neighborhoods, and support community-based non-profit partners;

WHEREAS, SMUD seeks to fund projects that promote economic and community development in the region;

WHEREAS, SMUD has established the Spark, Amplifier, and Transformer funding levels to support projects of up to \$10,000; \$50,000; and, \$100,000 respectively;

WHEREAS, to be eligible for funding the project must further the public purpose of SMUD as a Municipal Utility District formed under and governed by the California Municipal Utility District Act;

WHEREAS, **CAPITAL COLLEGE & CAREER ACADEMY** is an incorporated not-for-profit organization within the SMUD service territory; and

WHEREAS, SMUD intends to provide funding to the **CAPITAL COLLEGE & CAREER ACADEMY** for **CAPITAL COLLEGE & CAREER ACADEMY** (“Project”), which will provide **INFRASTRUCTURE AND OUTREACH SUPPORT FOR NEW COLLEGE AND CAREER ACADEMY IN NORTH SACRAMENTO DEL PASO HEIGHTS COMMUNITY**.

NOW THEREFORE, in consideration of the above-mentioned recitals, the parties mutually agree as follows:

Agreement

1. TERM

This Agreement shall commence on the Effective Date and remain in effect until the termination date set **December 31, 2022** hereto, or until earlier terminated as specified in Section 10 (“Right to Modify or Cancel”).

2. AMOUNT OF FUNDS

SMUD shall provide **\$25,000** (“Funding”) to Recipient to carry out the Project described in the Program Application in the manner described in Section 4 (“Disbursement of Funds”).

3. EXPENDITURE OF FUNDS

The purpose of the **CAPITAL COLLEGE & CAREER ACADEMY** is outlined in the Guidelines and the Funding Award Letter. Recipient agrees to expend the entire Funding for the purposes and according to the budget submitted with the Program application, and attached hereto as Budget (Exhibit A). No portion of the Funding may be expended for any wages, salary, or labor related costs. Recipient will keep adequate records to document the expenditure of funds and the activities supported by Program. Funding under this Agreement may not be expended for any other purpose without SMUD’s prior written approval. **CAPITAL COLLEGE & CAREER ACADEMY** agrees that any portion of the Funding unexpended at the completion of the Project shall be returned immediately to SMUD.

4. DISBURSEMENTS OF FUNDS

A. Disbursement of Funding will be made in two payments. Funding will be disbursed 50% at the start and 50% at the end of the project.

5. MATCHING FUNDS

CAPITAL COLLEGE & CAREER ACADEMY shall match SMUD’s funds for the project, providing proof thereof, as follows:

- **CAPITAL COLLEGE & CAREER ACADEMY = \$ 25,000**

Matching funds may be provided as cash, in-kind, or a combination of cash and in-kind.

6. INVOICING, MANNER AND TIME OF PAYMENT

A. Invoicing. Contractor shall submit invoices to SMUD. Contractor’s invoice (“Invoice”) shall be submitted to SMUD electronically and must comply with the following requirements:

- Each Invoice must be in PDF file format and e-mailed to: smudinvoice@smud.org.
- Each Invoice and its supporting documents must be included in a single PDF file.
- SMUD’s contract or purchase order number must be clearly displayed on the Invoice.
- Multiple Invoices may be transmitted in a single email; however, each Invoice and its related supporting documents must be contained in a single PDF file which is separate from the other Invoice files.

B. Processing. SMUD shall process all undisputed invoices within 45 Days following receipt thereof. Contractor shall maintain books and accounts of personnel and other recoverable costs, if any, in accordance with generally accepted accounting principles and practices.

C. Modification. SMUD may modify internal invoicing and payment procedures at any time, and from time to time, upon written notice to Contractor. This does not apply to payment terms (as opposed to invoicing and payment procedures) contained herein.

7. FISCAL AND PERFORMANCE REPORTING

CAPITAL COLLEGE & CAREER ACADEMY shall keep a record of all receipts and expenditures relating to the expenditure of Funding towards the Project. Recipient shall submit regular performance reports that document progress toward accomplishing Project milestones and achieving identified performance metrics. Reports shall include a detailed accounting of the uses or expenditure of all Funding. Recipient shall provide SMUD with a final written report promptly following the completion of the Project. A Recipient receiving Amplifier-level Funding or Transformer-level Funding shall submit reports documenting receipt and expenditure of funds, cash match, and in-kind match. Recipient shall also provide any other information reasonably requested by SMUD.

8. REQUIRED NOTIFICATION

CAPITAL COLLEGE & CAREER ACADEMY is required to provide SMUD with immediate written notification of:

- i. Any changes in **CAPITAL COLLEGE & CAREER ACADEMY** organization's tax-exempt status;
- ii. **CAPITAL COLLEGE & CAREER ACADEMY** 's inability to expend the Funding for the purposes described in the Guidelines and the Funding Award Letter;
- iii. Any expenditure from this Funding made for any purpose other than those for which the Funding was intended; or
- iv. Any development that significantly affects the operation of the Project or the organization.

9. RELATIONSHIP OF THE PARTIES

This Agreement shall not be construed to create any association, partnership, joint venture, employee or agency relationship between Recipient and SMUD for any purpose. Recipient has no authority, and shall not hold itself out as having authority, to bind SMUD. Recipient shall not make any agreements or representations on SMUD's behalf without SMUD's prior written consent.

10. REPRESENTATIONS AND WARRANTIES

CAPITAL COLLEGE & CAREER ACADEMY represents, warrants and covenants to SMUD that:

A. **CAPITAL COLLEGE & CAREER ACADEMY** is a nonprofit organization currently recognized by the Internal Revenue Service under the applicable code;

B. **CAPITAL COLLEGE & CAREER ACADEMY** has the right to enter into this Agreement and to perform fully all of Recipient's obligations in this Agreement;

C. **CAPITAL COLLEGE & CAREER ACADEMY** 's entering into this Agreement does not and will not conflict with or result in any breach or default under any other agreement to which Recipient is subject; and

D. **CAPITAL COLLEGE & CAREER ACADEMY** will comply with all applicable laws, regulations, and rules, including without limitation labor code and public contract code regulations, in carrying out the Project.

11. RIGHT TO MODIFY OR CANCEL

SMUD reserves the right to cancel, suspend, modify, withhold any payments to be made under this Agreement, or terminate this Agreement, in the event SMUD, in its sole discretion, finds that:

- i. **CAPITAL COLLEGE & CAREER ACADEMY** has failed to make substantial progress in the completion of the Project;
- ii. Cancellation is necessary to comply with the requirements of the law; or
- iii. **CAPITAL COLLEGE & CAREER ACADEMY** has failed to comply with the terms of this Agreement, Guidelines or Funding Award Letter.

In the event of cancellation under this Section, **CAPITAL COLLEGE & CAREER ACADEMY** shall return any unspent funds to SMUD.

12. INDEMNIFICATION AND INSURANCE

A. **CAPITAL COLLEGE & CAREER ACADEMY** shall indemnify, defend, and hold harmless SMUD, its directors, officers, agents and employees (each, a "SMUD Party") against all claims, loss, damage, expense, and liability which SMUD or any SMUD Party may incur, suffer, or become liable for, attributable to, arising out of, or in any way related to the performance of this Agreement, and excepting only such loss, damage or liability as may be caused by the intentional acts or the sole negligence of SMUD.

B. **CAPITAL COLLEGE & CAREER ACADEMY** shall be responsible for all acts and omissions of any of its trustees, directors, officers, employees, subcontractors, volunteers, agents, and affiliates assisting with the Project and ensuring their compliance with the terms of this Agreement.

C. Contractor shall comply with the requirements of the attached Insurance Appendix which is attached hereto and which is included herein as Exhibit C.

13. GENERAL PROVISIONS

A. Anti-Corruption and Anti-Bribery. **CAPITAL COLLEGE & CAREER ACADEMY** will not offer or provide money, gifts, or any other things of value directly or indirectly to anyone in order to improperly influence any act or decision relating to SMUD or the Project, including by assisting any party to secure an improper advantage.

B. Amendment. No amendment, modification or supplement to this Agreement shall be binding on any of the parties unless it is in writing and signed by the parties in interest at the time of the modification.

C. Assignment; Successor and Assigns. **CAPITAL COLLEGE & CAREER ACADEMY** shall not assign any rights or any obligations under this Agreement without SMUD's prior written consent. Any assignment in violation of the foregoing shall be deemed null and void. Subject to the limits on assignment stated above, this Agreement will inure to the benefit of, be binding upon, and be enforceable against, each of the parties hereto and their respective successors and assigns.

D. Captions. None of the captions of the sections of this Agreement shall be construed as a limitation upon the language of the sections, said captions having been inserted as a guide and partial index and not as a complete index of the contents of such sections.

E. Choice of Law. This Agreement shall be governed, construed and interpreted solely by and under the laws of the State of California without regard to conflict of law provisions.

F. Entire Agreement/Integration. This Agreement and all Exhibits hereto, as well as other documents referred to in this Agreement, constitute the entire agreement between the parties with regard to the subject matter hereof and thereof. This Agreement supersedes all previous agreements between or among the parties. There are no agreements, representations or warranties between or among the parties other than those set forth in this Agreement or the documents and agreements referred to in this Agreement.

G. Further Assurances. The parties to this Agreement agree to execute and deliver all such other instruments and take all such other actions that may be reasonably necessary from time to time to effectuate the transactions contemplated by this Agreement and carry out the purposes of the agreements contained herein.

H. Notices and Approval. Written notices, requests, and approvals under this Agreement must be delivered by mail or email to the party's primary contact specified below, or to such other address as such party may have given to the other party by notice pursuant to this subsection.

If to SMUD:

Betty M. Low
6201 S Street, Mailstop B206
Sacramento, CA 95817
(916) 690-2356
Betty.Low@smud.org

If to Recipient:

Kevin Dobson
114 Santiago Ave,
Sacramento, CA 95815
916-917-0574
kdobson@capcca.org

I. Publicity. SMUD may include information about the **CAPITAL COLLEGE & CAREER ACADEMY**, including Recipient's name, in its periodic public reports and may make such information available on its website and as part of press releases, public reports, speeches, newsletters, and other public disclosures. **CAPITAL COLLEGE & CAREER ACADEMY** agrees to acknowledge SMUD's support for the Project. Recipient further agrees that the specific details of Recipient's acknowledgment of SMUD's support for the Project shall be described in Exhibit B. Recipient must obtain SMUD's prior written approval before: (a) issuing a press release or other public announcement regarding this Project; and (b) any other public use of SMUD's name or logo. **CAPITAL COLLEGE & CAREER ACADEMY** and **CAPITAL COLLEGE & CAREER ACADEMY**'s , subcontractors, volunteers, agents, or affiliates may not state or imply to third parties that SMUD directly funds or otherwise endorses their activities.

J. Reliance. **CAPITAL COLLEGE & CAREER ACADEMY** acknowledges that SMUD is relying on the information **CAPITAL COLLEGE & CAREER ACADEMY** provides in reports and during the course of any due diligence conducted prior to the Effective Date and during the term of this Agreement. Recipient represents that SMUD may continue to rely on this information and on any additional information Recipient provides regarding activities and progress.

K. Severability. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated so long as the provision, covenant or condition determined to be invalid, void or unenforceable does not materially alter the essential terms of this Agreement.

L. Survival. A party's obligations under this Agreement will be continuous and survive expiration or termination of this Agreement as expressly provided in this Agreement or otherwise required by law or intended by their nature.

M. Third Party Beneficiaries/Parties in Interest. This Agreement and all conditions and provisions hereof are for the sole and exclusive benefit of the parties hereto and their respective successors and assigns and are not intended for the benefit of any other person.

N. Waiver. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

O. Counterpart, Facsimile Signatures. This Agreement may be executed in multiple counterparts and by facsimile or electronic signature, each of which shall be deemed an original and all of which together shall constitute one instrument.

ACCEPTED FOR
**CAPITAL COLLEGE & CAREER
ACADEMY**

ACCEPTED FOR THE
**SACRAMENTO MUNICIPAL UTILITY
DISTRICT**

By: Kevin Dobson

By: /s/ Andrew McDermott

Name: Kevin Dobson
(Type or Print)

Name: Andrew McDermott
(Type or Print)

Title: Founder/ Executive Director

Title: Sr. Procurement Specialist

Date: March 1, 2022

Date: March 1, 2022

Exhibit A

Budget

Capital College & Career Academy Shine Grant Budget				
Expenditure	Projected Cost	Shine Project Goal Area	Shine Project Goal Area	Goal Description
Permitting	\$10,000.00	3	1	-200 students will engage in our community based STEM events in 2022 -At least 12 workshops will be held in 2022
Marketing and advertising (digital and print)	\$12,000.00	1, 2	2	-50 adults will participate in our community trades days in 2022 -2 community trades day will be
Community event materials	\$3,000.00	1,2	3	CCCA will close escrow and begin the build out of its primary location at 501 Arden Way

Exhibit B

AWARENESS AND VISIBILITY

In accordance with Section 12 (General Provisions) Paragraph I: Publicity, **CAPITAL COLLEGE & CAREER ACADEMY** will acknowledge SMUD's support for the Project by:

1. **EVENTS:** Providing sponsor recognition at the organization's signature annual fundraising event, in person or online equivalent with:
 - a. Logo recognition on event or online equivalent signage and website
 - b. Four (4) tickets to the event or online equivalent for SMUD representatives
 - c. Podium or Virtual speaking opportunity that includes a video, if applicable
2. **SOCIAL MEDIA:** Posting content on relevant social media platforms, (LinkedIn, Facebook, Instagram, Twitter) referencing SMUD at least three (3) times during the term of this funding agreement. For each post, **CAPITAL COLLEGE & CAREER ACADEMY** will:
 - a. Provide a draft of the post for SMUD's approval at least 72 hours in advance of the planned posting date
 - b. Include SMUD's social media handle for the platform to which the post is being made (ex.: @SMUDUpdates for Twitter)
 - c. Include #SustainableCommunities, #MySMUD in each post
 - d. Include pictures and or video relevant to the Project
3. **SIGNAGE:** Allocating space in a highly visible location near the project for SMUD to display signage that references Shine Program and acknowledges SMUD's contribution to the Project. Signage can be produced by SMUD.
4. **MEDIA RELATIONS:**
 - a. Issuing a press release announcing Recipient's award of Shine Award funding for the Project. **CAPITAL COLLEGE & CAREER ACADEMY** will provide the press release for SMUD's approval at least 72 hours in advance of its planned release. Press release will include messaging and quotes from SMUD.
 - b. Proactively seeking media coverage about the project during critical milestones and inviting SMUD to participate if interviews are requested.
5. **MARKETING VISIBILITY:**
 - a. Providing logo recognition for SMUD on **CAPITAL COLLEGE & CAREER ACADEMY**'s website for the duration of the contract.
 - b. Providing a write up about the Shine program and recognition of SMUD in **CAPITAL COLLEGE & CAREER ACADEMY**'s print and online newsletter with logo and a story detailing the Program's contribution to the Project.

Exhibit C

INSURANCE APPENDIX - INSURANCE REQUIREMENTS (SHINE PROGRAM)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/23/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher & Co. Insurance Brokers of CA., Inc. 18201 Von Karman Ave Suite 200 Irvine CA 92612 License#: 0726293	CONTACT NAME: PHONE (A/C No. Ext): 949-349-9800 FAX (A/C. No): 949-349-9900 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Nonprofits' Insurance Alliance of California Inc. INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
---	---

INSURED
 Capital College and Career Academy
 114 Santiago Ave.
 Sacramento CA 95815

COVERAGES CERTIFICATE NUMBER: 1583068956 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	202267004	2/16/2022	2/16/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			202267004UMB	2/16/2022	2/16/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate holder is included as Additional Insured on the General Liability policy, as per attached.
 Waiver of Subrogation applies to certificate holder, as respects General Liability policy, as per attached.

CERTIFICATE HOLDER Sacramento Municipal Utility District ATTENTION: Andrew McDermott P.O. Box 15830 Sacramento CA 95852-1830	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Primary Coverage: Insurance required above shall be primary as respects SMUD, its directors, officers, representatives, agents, employees, lessors and/or any other persons or entities for which SMUD has agreed in writing that its contractors shall include as an additional insureds (hereinafter collectively referred to as “The Parties”) and any other insurance effected or procured by any or all of The Parties shall be excess of and shall not contribute with the required insurance.

Additional Insureds, Severability of Interests, Waivers of Subrogation: These policies, with the exception of WC, EL and E&O coverages, shall name The Parties as additional insureds as respects work performed pursuant to or incidental to this Agreement (including coverage for ongoing and products/completed operations hazards) except for active negligence of The Parties in public works construction contracts (Cal Ins Code §11580.04). ISO forms CG 2010 or CG 20 33(ongoing operations) and CG 2037 (products/completed operations), or other forms acceptable to SMUD, shall be used. CGL severability of interests (cross liability), and CGL, BAL, CPL and WC waiver of subrogation clauses shall be included. Pursuant to the terms of this Agreement, insurance effected or procured by Contractor shall not reduce or limit Contractor’s obligation to indemnify and defend The Parties for claims made or suits brought which result from, or in connection with, the performance of this Agreement.

Products/Completed Operations: The coverages required herein, when written on an occurrence form, shall be maintained during the entire term of the Agreement. Coverages written on a claims-made form shall be maintained during the entire term of the Agreement and further until at least three years following completion and acceptance of all work under this Agreement. Additional insured endorsements providing products/completed operations coverage shall continue to provide coverage through the expiration of time within which a claim may be filed under all applicable laws.

Insurer Security: Insurers shall be rated A- / IX or better by A.M. Best, or shall be otherwise acceptable to SMUD. Insurers need not be admitted by the State of California.

Insurance Certificates, Endorsements, Notice of Policy Change/Cancellation: Before commencing work under this Agreement, Contractor’s broker or agent shall provide copies of primary additional insured and waiver of subrogation endorsements, as well as deletion of railroad exclusionary language endorsement (if applicable), and certificates of insurance verifying that at least the minimum insurance coverages required above are in effect. Excess and umbrella policy schedules of underlying policies and retentions shall be provided. If cyber/data breach insurance is required, a copy of the policy form, or a broker’s narrative summary that describes each coverage component and sub limits, shall be provided.

Certificates must disclose any self-insured retention of \$250,000 or more. Certificates must specify whether the liability coverages are written on an occurrence form or a claims-made form. There shall be no change(s) to or cancellation(s) of coverage(s) resulting in the Contractor becoming non-compliant with the insurance coverage required herein this Agreement. In the event a change or cancellation will result in Contractor becoming non-compliant with the insurance coverage required herein, Contractor shall provide thirty (30) days advance written notice to SMUD of any such change or cancellation. Contractor’s failure to provide such advance written notice shall be construed to be a material breach of this Agreement. In the event of a loss or claim potentially arising out of Contractor’s scope of services, Contractor shall promptly provide complete copies of its insurance policies upon written request by SMUD.

SACRAMENTO MUNICIPAL UTILITY DISTRICT
P. O. BOX 15830, SACRAMENTO, CA 95852-1830
ATTENTION: ANDREW MCDERMOTT

**SUPPLEMENTAL MATERIALS
RECEIVED ON MARCH 9, 2022**

Note that the totals shown in the chart below represent the TOTAL number of students interested. Many families who completed the survey had multiple children thus resulting in the discrepancy between the "175 responses" and the totals shown in the bar graph. Also important to acknowledge is that we were forced to remove nearly 80 responses for students who are current 8th graders and had completed the form prior to the last hearing when we were proposing to open in the 2022/23 school year. The enrollment rationale is described in greater detail on page 33 of the petition.

We would respectfully request that individual family information is not shared with the public at large or if so that the identifying information is omitted. This was our primary concern with including it in the original public facing charter petition.

Child/ Children's current grade? (check all that applies) (nivel de grado actual para su hijo/a)

175 responses

