

Do _____

1. Termination Agreement and Quit Claim Deed
2. Resolution Agreement for Termination of Leases and Quit Claim Deed
- 3.



FACILITIES SUPPORT SERVICES

425 1st Avenue • Sacramento, CA 95818

Lisa Allen, Interim Superintendent

February 22, 2014

1717 S. Stockton St.
Lodi, CA 95240
Attention: Greg Stephens, President

EXHIBIT E

This MEMORANDUM OF COMMENCEMENT DATE is dated February 22 2024, and is made by and between AM Stephens Co., Inc ("Developer"), as Lessor, and the

[REDACTED]

AGREEMENT AND RELEASE OF ANY AND ALL CLAIMS

THIS AGREEMENT AND RELEASE OF CLAIMS ("Agreement and Release") IS MADE AND ENTERED INTO THIS 22nd DAY OF , 2024 by and between the Sacramento City Unified School District ("District") and AM Stephe Co., Inc.

RECITALS

WHEREAS, District and Developer entered into a Facilities Lease and Site Lease for

[REDACTED]

of , California.

WHEREAS, The Work under the Contract was completed on 12/15, 2023 and a

[REDACTED]

4

[REDACTED]

Submitted

NONE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5

Consistent with California Public Contract Code section 7100, Developer hereby agrees that, in consideration of the payment set forth in Paragraph 2 hereof, Developer hereby releases and forever discharges District, all its agents, employees, inspectors, assignees, and transferees from any and all liability, claims, demands, actions, or

[REDACTED]

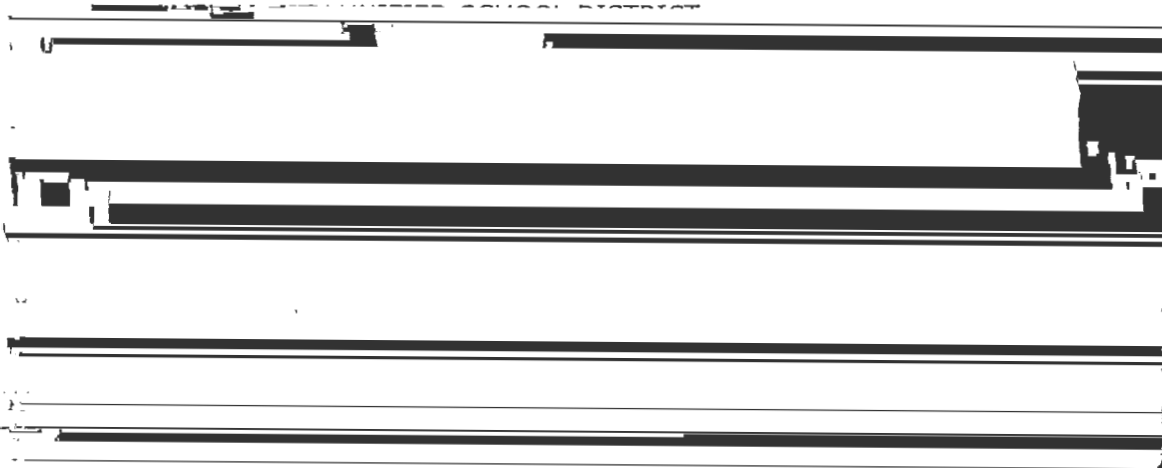
[REDACTED]

[REDACTED]

[REDACTED]

\$
R

*** CAUTION: THIS IS A RELEASE - READ BEFORE EXECUTING ***



Signature

Print Name Janea Marking

Title: Chief Business Officer

DEVELOPER: AM STEPH

RUCTION CO., INC.

Signature:

Print Name: Greg s

Title: President

END OF DOCUMENT

Sacramento City Unified School District
5735 47th Avenue
Sacramento, CA 95824
Attention: Tina Alvarez-Bevens

THIS TERMINATION AGREEMENT AND QUIT CLAIM DEED (this "Agreement") dated as of January 11, 2024 is entered by and between the SACRAMENTO CITY UNIFIED SCHOOL DISTRICT, a political subdivision duly organized and existing under and by virtue of the laws of the State of California (the "District"), and AM Stephens Construction Co., Inc. (the "Developer").

WITNESSETH

WHEREAS, District and Developer entered into a Facilities Lease, dated April 7th, 2022, as amended ("Facilities Lease") and a Site Lease, dated April 7th, 2022 ("Site Lease") for the construction of certain improvements by the Developer at the District's Hiram Johnson HS.

[REDACTED]

Stadium Lighting/Bleachers/Concession-Restroom Buildings and Plaza Project ("Project"),

[REDACTED]

1. Termination of Leases. The District and the Developer do hereby unconditionally terminate the Facilities Lease, which pertains to that certain real property defined above as the Project Site, as more particularly described in the Facilities Lease and incorporated herein by reference. The District and Developer do hereby unconditionally terminate the Site Lease, which pertains to that certain real property defined above as the Project Site, as

California All-Purpose Certificate of Acknowledgment

~~A notary public or other officer completing this~~

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

STATE OF CALIFORNIA

COUNTY OF San Diego

)
) ss
)

2024,

On _____ before me, _____ me
Notary Public, personally appeared _____, who p
on the basis of satisfactory evidence to be _____ person whose name is subscribed to the

authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

EXHIBIT "A"
PROPERTY DESCRIPTION

**Hiram Johnson HS – Stadium Lighting/Bleachers/Concession-Restroom Buildings
and Plaza**
6879 14th Ave., Sacramento, CA 95820
APN: 01503010010000

SW 1/4 OF SW 1/4 OF SEC 15 T8NR5E MDB&M EXC R/W PER 960311/8, CONTG 38.30 N AC
M/L.

CONSTITUTIONAL HISTORY

1. The Constitution of India is a written document.

BOARD AGENDA ITEM

DATE: March 7, 2024

ITEM NO. 13.1j

TOPIC: APPROVAL OF RESOLUTION NO. 3390 TO ACCEPT
TERMINATION OF LEASE S AND QUIT CLAIM DEED FOR THE
HIRAM JOHNSON HS – STADIUM LIGHTING / BLEACHERS /
CONCESSION -RESTROOM BUILDINGS PROJECT