

MARK TWAIN
HEALTHCARE DISTRICT

ATTACHMENTS A – J

OCTOBER 27, 2014



CALIFORNIA
ASSOCIATION
OF REALTORS®

EXTENSION OF TIME ADDENDUM

(C.A.R. Form ETA, Revised 4/06)

ATTACHMENT A

The following terms and conditions are hereby incorporated in and made a part of the: California Residential Purchase Agreement, Manufactured Home Purchase Agreement, Probate Purchase Agreement, Residential Income Property Purchase Agreement, Vacant Land Purchase Agreement, Commercial Property Purchase Agreement, Business Purchase Agreement, other _____

_____ ("Agreement"),
dated April 16, 2013, on property known as #058-017-023 & 025 & 057-021-024,
Angels Camp, Ca 95222 ("Property"), in which
Mark Twain Health Care Dist is referred to as
("Buyer") and 49ER LEASE
is referred to as ("Seller").

- EXTENSION OF ESCROW:** The scheduled Close Of Escrow is extended to December 1, 2014 (Date).
- EXTENSION OF CONTINGENCY(IES):** The following contingency(ies), if checked, is/are extended to October 30, 2014 (Date) Buyer Investigation of Property Condition Loan Other _____
- OTHER EXTENSION(S):** The time for zoning from residential to comm. & approval from the city and Cal Trans is/are extended to October 30, 2014 (Date).
- ADDITIONAL TERMS:** _____

By signing below, Buyer and Seller acknowledge that each has read, understands, and received a copy of and agrees to the terms of this Extension of Time Addendum.

Buyer Kenneth McArthur Date 08/27/2014
Mark Twain Health Care Dist

Buyer Lin Reed Date 08/27/2014

Seller _____ Date 8/29/14
49ER LEASE

Seller _____ Date _____

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Reviewed by _____ Date _____



ETA REVISED 4/06 (PAGE 1 OF 1)

EXTENSION OF TIME ADDENDUM (ETA PAGE 1 OF 1)

Agent: Janet Cuslidge Phone: 209.736.9191 Fax: 209.736.6811 Prepared using zipForm® software
Broker: Vintage Realty 1301 S Main St Angels Camp, CA 95222

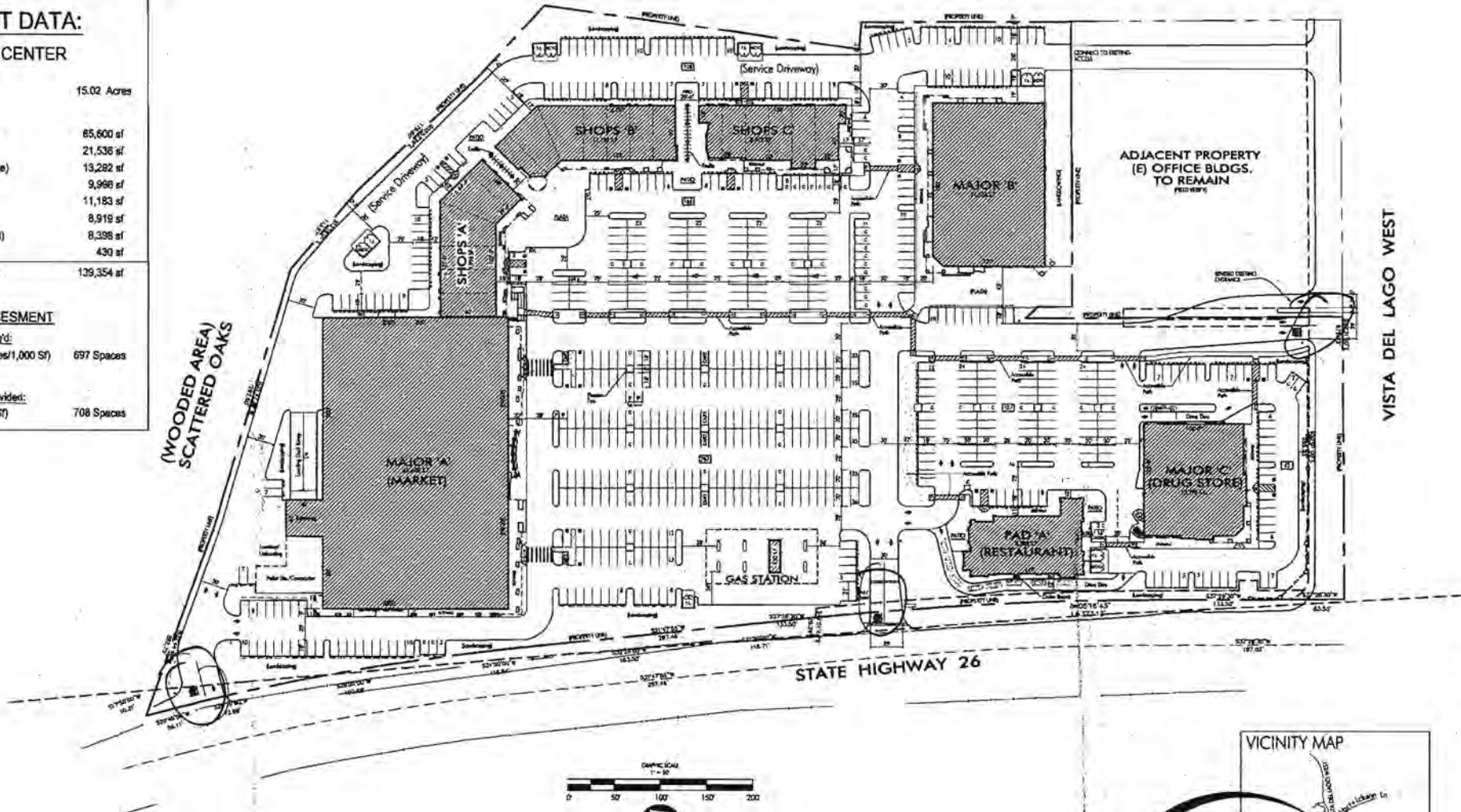
PROJECT DATA:

SHOPPING CENTER

Site Area:	15.02 Acres
Building Area:	
Major 'A' (Market)	85,600 sf
Major 'B'	21,536 sf
Major 'C' (Drug Store)	13,282 sf
Shops 'A'	9,998 sf
Shops 'B'	11,183 sf
Shops 'C'	8,919 sf
Ped 'A' (Restaurant)	8,398 sf
Gas Station	430 sf
Total Building Area:	139,354 sf

PARKING ASSESSMENT

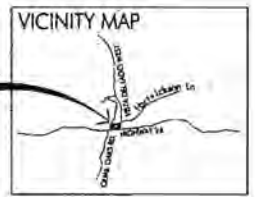
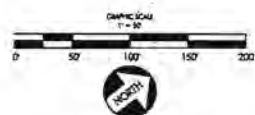
Parking Spaces Req'd:	
139,354 sf (5 spaces/1,000 St)	697 Spaces
Parking Spaces Provided:	
(5.1 spaces/1,000 St)	708 Spaces



(WOODED AREA)
SCATTERED OAKS

VISTA DEL LAGO WEST

STATE HIGHWAY 26



THIS SITE

PROPOSED SHOPPING CENTER PRELIMINARY SITE PLAN
Courtyard at La Contenta Crossing

HWY. 26 & Vista Del Lago West
Valley Springs, CA

Owner:
Blackstone Partners Development 1, L.L.C.

1270 Tara Ct., Rocklin, CA 95765
(916) 338 9370

DATE: 5/16/07



RECEIVED

5/17/07

8006-175

FILE COPY

ATTACHMENT B



768 Mountain Ranch Road
P.O. Box 668
San Andreas, CA 95249
209 754-4468 Telephone



Mark Twain Health Care District

POLICY NO. 1 MISSION AND VISION

1.1 Mark Twain Health Care District's mission is "Through community collaboration, we serve as stewards of a community health system that ensures that our residents have the dignity of access to care that provides competent, professional and compassionate healing."

1.2 The Mark Twain Health Care District is dedicated to the health and well-being of the individuals and communities of Calaveras County.

The Mark Twain Health Care District is a public agency which owns the building and grounds of the Mark Twain Medical Center, and leases the operations to the Mark Twain Medical Center Corporation.

Accountability
Communication
Collaboration
Education
Stewardship
Service

The cumulative effect of these values is the focus on **ACCESS** to health care in Calaveras County

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Mark Twain Health Care District

POLICY NO. 2 BASIS OF AUTHORITY; ROLE OF DIRECTORS

- 2.1 The Board of Directors is the governing body of the District. Apart from his or her normal function as a part of this governing body, a Director has no individual authority. Directors do not have authority to commit the District to any policy, act, or expenditure, unless the Board of Directors takes specific action to grant such authority as to a given matter.
- 2.2 Directors do not represent any fractional segment of the community, but are, rather, a part of the body that represents and acts for the community as a whole.
- 2.3 The primary responsibility of the Board of Directors is the formulation and evaluation of policy. Directors are responsible for monitoring the District's progress in attaining its goals and objectives, while pursuing its mission. Routine matters concerning the operational aspects of the District are to be delegated to the Executive Director of the District.
- 2.4 Individual Directors shall not instruct District staff, District legal counsel, or District consultants, advisors, vendors, or contractors, but shall work through the Board President or the Board as a whole. However, the chairperson of any Board Ad Hoc committee shall be authorized to work with District staff and receive information and support from District staff with respect to matters within the Ad Hoc committee's jurisdiction.
- 2.5 Directors have a fiduciary duty to act in good faith and for the benefit of the District.
- 2.6 When requesting information from staff or making public records requests, Directors are encouraged to identify their specific issue of concern rather than making broad requests that require significant amounts of staff time and hinder staff's ability to devote the time necessary to the business of running the District. Any request by an individual Director for substantive information and/or research from District staff or advisors (other than a request for existing records), the response to which will require the use of material District staff time or resources, shall be submitted in writing (which includes email) through the Board President, who shall decide whether or not it is in the District's best interests to expend District resources in such a fashion and, for approved requests, shall advise staff regarding the appropriate level of resources to be devoted to the matter. If an individual Director's request is denied by the Board President, the request shall, if the individual Director wishes, be placed on the agenda of the next meeting of the Board (for which an agenda has not yet been posted). If a majority of the Directors approve the request for information and/or research, the Executive Director shall respond to the individual Director's request for substantive information and/or research. Requests for existing District records shall be governed by the Public Records Act.
- 2.7 Directors make a significant commitment to their Board service, normally 10-20 hours

per month. Directors are expected to become and stay current on District affairs and projects. Directors are encouraged to serve on District Ad Hoc committees, represent the District at community events, visit the facilities of grant recipients, attend intergovernmental meetings at which health care issues are discussed and decided, become familiar with District financial reports, and carefully review all materials in advance of Board meetings. Official representation of the District at community events and visits to facilities should be coordinated through the Executive Director to ensure compliance with the Brown Act.

Mark Twain HealthCare District Mission Statement

Through community collaboration, we serve as the stewards of a community health system that ensures our residents have the dignity of access to care that provides competent, professional and compassionate healing.

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POLICY NO. 3 TERM OF OFFICE

3.1 The term of office of an elected Director begins at noon on the first Friday in December pursuant to California Elections Code Section 10554.

3.2 The term of office of an appointed Director begins effective upon appointment and upon taking the oath of office. The Director shall be sworn in by an official authorized to administer the oath of office.

3.3 Officials authorized by law to administer the oath of office include every county officer and the officer's deputies (Government Code §24057), every executive and judicial officer and every member of the legislature (Government Code §1225), and the elections official (Elections Code §10265). Executive officers include persons who fill offices created by or under the authority of the Local Healthcare District Law. (Government Code §1001).

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POLICY NO. 4 OFFICERS OF THE DISTRICT

- 4.1 The District officers shall be President, Treasurer, and Secretary.
- 4.2 The President shall conduct the meetings of the Board and lead the Board and the District in fulfilling the District's mission. The President shall appoint Ad Hoc committees and shall appoint individual Board members to specific tasks.
- 4.3 The Secretary shall conduct the meetings of the Board in the absence of the President and shall assist the President in leading the Board and the District.
- 4.4 The Secretary/Treasurer shall execute those documents required by law of the secretary or treasurer with respect to the minutes and other records of the District. The Treasurer shall be the Board's liaison with the District's auditors and financial consultants and shall be available to staff as necessary with respect to such matters.
- 4.5 The term of office for each District officer shall be two years; provided, however, that if an officer leaves office mid-term for any reason, his or her replacement shall serve the balance of the original two-year term. The replacement of an officer, for any reason, shall be determined by a vote of the Directors at the next Board meeting.

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POLICY NO. 5 COMMITTEES OF THE BOARD; PUBLIC INFORMATION LIAISON; AUDITORS

- 5.1 There shall be no standing committees of the Board.
- 5.2 The President of the Board shall appoint such Ad Hoc committees as may be deemed necessary or advisable by the President or by the Board. The duties of an Ad Hoc committee shall be outlined at the time of appointment, and the committee shall be deemed dissolved when its final report has been made.
- 5.3 The Executive Director shall serve as the Public Information Liaison to promote effective communications with the local community consistent with the mission of the District, as set by the Board.
- 5.4 For purposes of fiduciary oversight, the District may contract for audit services with the same or different firms every three years as determined by the Board.
- 5.5 The due date for completion of the District's annual audit shall be the December 31st of the fiscal year that is the subject of the audit.

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Mark Twain Health Care District

POLICY NO. 6 BOARD MEETINGS: LOCATION, TIME, DATE, AND QUORUM

6.1 It is the policy of Mark Twain Health Care District and its Board of Directors that all meetings shall be conducted in accordance with the Ralph M. Brown Act, Government Code 54950 et seq. and such additional requirements as are set forth in Policies and Procedures Nos. 6, 7, 8, 9, and 10. The Board of Directors encourages public participation at its meetings. To facilitate communication, the Board will ensure that agendas are posted on the District's website in addition to other legal requirements. Each agenda shall include a time for public comment on non-agenda items as well as comment on each agenda item when called.

6.2 Meetings of the Board of Directors shall be held at the District's office located at 768 Mountain Ranch Road, San Andreas, Ca. 95249 except as otherwise set forth in Government Code Section 54954(b) or (e) and Section 54953(b)(3) or successor provision. If any Director is attending a meeting by teleconference, the teleconference location shall be accessible to the public, which shall be provided an opportunity to address the Board directly. If a meeting includes any Director's attendance by teleconference, at least a majority of the Directors shall participate in the meeting from locations within the boundaries of the District although it is not required that the majority all be at the same location within the District.

6.3 Section 32106 of the California Health and Safety Code provides that "A majority of the members of the board shall constitute a quorum for the transaction of business." The definition in policy 21.3 shall apply to this provision.

6.4 Regular meetings of the Board shall be scheduled for 7:30 a.m. and shall begin at that time or as soon thereafter as a quorum is present.

6.5 The regular meetings of the Board shall be held on the fourth Wednesday of each month.

6.6 The annual organizational meeting of the Board shall be the Board's regular meeting in January, or an earlier meeting, if called. At that meeting officers shall be elected.

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6.7 The fiscal year budget (July 1 – June 30) will be presented no later than the June meeting.

6.8 Emergency meetings of the Board may be called by the Board President or by a majority of the Directors at a time and for the purpose(s) specified in the call of an emergency situation involving matters upon which prompt action is necessary due to the disruption or threatened disruption of public facilities. An *emergency situation* is “a work stoppage, crippling activity, or other activity that severely impairs public health, safety, or both, as determined by a majority of the members of the legislative body” or “a crippling disaster, mass destruction, terrorist act, or threatened terrorist activity that poses peril so immediate and significant that requiring a legislative body to provide one-hour notice before holding an emergency meeting...may endanger the public health, safety, or both, as determined by a majority of the members of the legislative body.” The provisions of the Ralph M. Brown Act applicable to emergency meetings shall be followed.

6.9 Additional special meetings or study sessions can be called by the President of the Board as necessary to conduct business of the District.

6.10 Regular and special meetings (including adjourned regular and adjourned special meetings) may be adjourned to a future date and time. If, after a meeting has been convened, the number of Directors present drops below the number required for a quorum, no further action may be taken except that less than a quorum of the Board shall adjourn the meeting to a future date and time or to the next regular meeting. If no Directors are present, the clerk of the Board shall adjourn the meeting to a future date and time and shall give notice of the adjournment in the same manner as for special meetings. The subsequent meeting is known as an “adjourned regular meeting” or “adjourned special meeting.” A notice of the adjournment, including the future date and time of the adjourned meeting, shall be conspicuously posted on or near the door of the place where the meeting was held within 24 hours after the time of the adjournment. If the date of the adjourned meeting is within five (5) days of the original meeting, no new agenda need be posted (so long as the adjourned meeting is limited to the original agenda). If the date of the adjourned meeting is more than five (5) days from the original meeting, a new agenda must be prepared and posted.

6.11 District staff shall insure that appropriate information, including Board packets, is available for the audience at meetings of the Board of Directors and that physical facilities for meetings are functional and appropriate. Board packets shall be posted on the District’s web site at same time as the packets are sent to the Directors.

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ATTACHMENT I

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Mark Twain Health Care District

POLICY NO. 7 ATTENDANCE AT MEETINGS

7.1 Directors shall attend all regular and special meetings of the Board unless there is good cause for absence. Good cause for absence includes, but is not necessarily limited to, illness, accident, vacation, business or family commitments or other unavoidable personal matters. It is recognized that the timing of business and family commitments, since they involve additional people and outside factors, cannot always be controlled. However, to the extent reasonable, Directors are expected to make good faith efforts to schedule vacation, business, and personal commitments at times that will not conflict with the schedule of regular Board meetings.

7.2 Section 32100.2 of the California Health and Safety Code provides as follows:

“Notwithstanding any other provision of law, the term of any member of the board of directors shall expire if he or she is absent from three consecutive regular meetings, or from three of any five consecutive meetings of the board and the board by resolution declares that a vacancy exists on the board.”

7.3 As set forth in the Brown Act in Government Code Section 54953, Directors may attend a meeting by teleconference.

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Mark Twain Health Care District

POLICY NO. 8 AGENDA

8.1 The District's Executive Director, in consultation with the President of the Board of Directors, shall develop the agenda for each meeting of the Board of Directors. The ultimate authority for determining the agenda shall rest with the Board President.

8.2 Any Director or member of the public may request that a matter directly related to District business be placed on the agenda of a regular meeting of the Board of Directors. The request must be in writing and submitted to the Executive Director and Board President, together with supporting documents and information, if any, at least two weeks prior to the date of the meeting. It shall be up to the discretion of the Board President, as set forth in Policy No. 8.1, whether to place the requested item on the agenda.

8.3 Each regular meeting agenda shall include an item for discussion of future agenda topics. During the discussion, a Director may request that one item be placed on the agenda of a future meeting so long as the item is within the subject matter jurisdiction of the District and the item complies with Policy No. 9. The Board members shall not engage in a substantive discussion of the item being proposed. If the request is supported by at least one other Director, the item shall be placed on the agenda for the next regular Board meeting. If a Director makes a request under this Policy No. 8.3 and the request is not supported, the Director shall not make a request for the same or substantially similar item for a period of one year.

8.4 The agenda for each Board meeting shall be posted as required by the Brown Act, which requires, among other things, that the agenda be posted "in a location that is freely accessible to members of the public." (California Government Code Sections 54954.2(a) and 54956) For Mark Twain Health Care District, that shall mean that the agenda shall be posted in the following location(s): outside the front entrance to the District's Offices at 768 Mountain Ranch Road, San Andreas, Ca .and on the District's website.

8.5 For any meeting in which teleconferencing is to be used, the Brown Act also requires the District to "post agendas at all teleconference locations." (California Government Code Section 54953(b)(3)) If the teleconference location is a private home, the agenda shall be posted on the front door, if that is freely accessible to the public, and otherwise at the point where the private driveway to the home meets the nearest public street. If the teleconference location is in a hospital, hotel, or other commercial establishment, the agenda shall be posted

POLICY NO. 8 continued

where notices of meetings or other events are commonly posted, if there is such a place, and otherwise in a location on the premises where the public commonly gathers or passes and where the notice can be read. If the teleconference location is elsewhere, the agenda shall be posted in the location most accessible to the public. The notice and agenda of the meeting shall identify each teleconference location and the agenda shall be posted at all teleconference locations for the required length of time (at least 72 hours before a regular meeting, at least 24 hours before a special meeting, and as otherwise required for an emergency meeting).

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