

**RESOLUTION NO. 2003-02**

RESOLVED by the Board of Directors of the Volcano Community Services District (VCSD) that the "Lease Agreement for Vivienne R. Kaiser Lot and VCSD" attached to this Resolution, voted on and approved unanimously by the Board of Directors at the April 10, 2003 VCSD meeting, should be forwarded to Ms. Kaiser for her review and approval without delay.

Authorized Signature Meg Gottstein  
Meg Gottstein, Chair

Clerk/Secretary Sharon Owens  
Sharon Owens



**Lease Agreement For  
Vivienne R. Kaiser Lot & Volcano Community Services District**

1. **Names.** This lease is between Vivienne R. Kaiser, Landlord, and the Volcano Community Services District, Tenant.
2. **Premises Being Leased.** Landlord is leasing to Tenant and Tenant is leasing from Landlord the following premises: Portion of lot on Emigrant street with APN# 029-033-002-000 (Legal Description: Lot 8 Block 9), that is currently used as part of the parking lot for the Volcano Armory Hall.
3. **Term of Lease.** This is annual lease, to be renewed annually and is fully revocable if the property is sold and can be canceled by either party for any reason by sending a 30-day notice in writing. *whereupon Tenant will remove parking surfacing material.*
4. **Rent.** Tenant will pay rent of \$1.00 per year, as long as the property is still in use. *beginning Jan 1, 2000.*
5. **Insurance:** Tenant will carry public liability insurance: this insurance will include the Landlord as an additional insured.
6. **Additional Agreements.** Landlord and Tenant additionally agree that *portion of* the lot will remain vacant and only used for parking.

LANDLORD: Vivienne R. Kaiser

Owner

~~414 E. Pearl Ave.~~ *10081 Berryessa Dr.*  
Stockton, California ~~95207-4412~~ *95219*

*Vivienne R. Kaiser*

Vivienne R. Kaiser

*Jan. 5, 2004*

Date

TENANT: Volcano Community Services District

PO Box 72

Volcano, California 95689

*Meg Gottstein*

Meg Gottstein

President

*11/3/03*

Date



**Property Detail****Amador, CA James B Rooney, Assessor**

Parcel # (APN): 029-033-002-000

Use Description:

Parcel Status: ACTIVE

Owner Name: KAISER VIVIENNE R

Mailing Address: 414 E PEARL AVE, STOCKTON CA 95207-4412

Situs Address:

Legal Description: LOT 8 BLK 9 .164AC

**ASSESSMENT**

Total Value: \$7,223

Use Code: RV

Zoning:

Land Value: \$7,223

Tax Rate Area: 052085

Impr Value:

Year Assd: 2002

Improve Type:

Other Value:

Property Tax: \$92.64

Price/SqFt:

% Improved:

Delinquent Yr:

Exempt Amt:

Exempt Codes:

**SALES HISTORY**Sale 1Sale 2Sale 3Transfer

Recording Date:

01/24/2000

Recorded Doc #: 19 R

19 R

Recorded Doc Type:

Transfer Amount:

Sale 1 Seller (Grantor):

1st Trst Dd Amt:

Code1:

2nd Trst Dd Amt:

Code2:

**PROPERTY CHARACTERISTICS**

Lot Acres: 0.160A

Year Built:

Fireplace:

Lot SqFt: 6,970

Effective Yr:

A/C:

Bldg/Liv Area:

Heating:

Units:

Total Rooms:

Pool:

Buildings:

Bedrooms:

Flooring:

Stories:

Baths (Full):

Park Type:

Style:

Baths (Half):

Spaces:

Construct:

Bsmt SqFt:

Site Infnce:

Quality:

Garage SqFt:

Timber Preserve:

Building Class:

Ag Preserve:

Condition:

Other:

Other Rooms:



VOLCANO COMMUNITY SERVICES DISTRICT  
P. O. Box 72  
Volcano, California 95689

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**BOARD OF DIRECTORS**

MEG GOTTSTEIN, Chair (296-3333)

JOHN H. DAVID (296-7711)

NANCY BAILEY (296-4899)

Vivienne Kaiser  
10081 Berryessa Road  
Stockton, CA 95219

June 7, 2004

Dear Mrs. Kaiser:

Sorry for the long delay. Here is the copy of your contract with Meg Gottstein's signature. Also enclosed is a check for lease payment for the years 2002, 2003 & 2004.

Thank you so much for your agreement and have a nice summer.

Thank you,

Sharon Owens  
Secretary