MEETING
STATE LANDS COMMISSION

STATE CAPITOL
Room 2170
Sacramento, California

MONDAY, JUNE 23, 1975
9:00 A.M.

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MEMBERS PRESENT

Mr. Kenneth Cory, State Controller, Chairman
Mr. Roy M. Bell, Director of Finance
Mr. Mervyn M. Dymally, Lieutenant Governor

MEMBERS ABSENT

None

STAFF PRESENT

Mr. William F. Northrop, Executive Officer
Mr. R. S. Golden, Assistant Executive Officer
Mr. W. M. Thompson, Manager of Long Beach operations
Mr. Robert C. Hight, Staff Counsel

ALSO PRESENT

Mr. N. Gregory Taylor, Deputy Attorney General
CHAIRMAN CORY: The meeting will come to order.

Note the presence of a quorum for confirmation of
the meeting of May 27th, any corrections?

COMMISSIONER DYMALLY: No.
COMMISSIONER BELL: No.

CHAIRMAN CORY: That shall be the order.

For the Executive Office, Mr. Northrop?

MR. NORTHROP: Mr. Chairman, members, I have a
few informational items to bring to the Commission today,
but before I do that, I would like to ask the Commission's
assistance.

In the first of these is the area of geothermal
resources. The staff recognizes and appreciates the
Commission's interest in geothermal resources, both as a
revenue producer for the State and energy source for the
public. The staff has considerable expertise in this area
and we would like to develop a really more active program.

The State owns over a half a million acres of
land -- or mineral interest in land -- that offers potential
for the production of geothermal resources. Only a small
amount of the land has been explored. With your approval,
the staff would recommend that the Commission appoint a
geothermal subcommittee from the Commission for liaison to
meet with staff and develop a manageable or a management program of geothermal. So, Mr. Chairman, if that pleases the Commission, we would be of a great deal of help.

CHAIRMAN CORY: Is that okay?

COMMISSIONER BELL: I make a motion that Governor Dymally be chairman of that subcommittee.

CHAIRMAN CORY: Without objection, such will be the order. You have been drafted.

MR. NORTHROP: Thank you very kindly gentlemen.

The USGS public hearing is the next informative item. Last week, we received from the USGS a copy of their draft Environmental Impact Statement on potential oil and gas development in Federal offshore waters in Santa Barbara. The staff is currently reviewing this three-volume document.

USGS has scheduled public hearings in Santa Barbara for JULY 14th and 15th, possibly on the 16th. Oral comments will be accepted at these hearings. Written comments will be accepted until July 31st and are to be sent to the USGS headquarters in Reston, Virginia.

I am bringing this up in order to ask for approval for the staff to present oral statements. However, at the present time, I don't have the oral statements prepared and we will circulate them to the members prior to that and get your approval before we give them.

In addition, we will be working on written comments
which will be available for your approval at the next Commission meeting on July 24th.

CHAIRMAN CORY: Is there a motion?

COMMISSIONER DYMA LLY: So move.

COMMISSIONER BELL: Second.

CHAIRMAN CORY: Without objection, such will be the order.

MR. NORTHROP: All right. The next thing, Mr. Chairman, members, I'd like to report on the status of a proposal to the Energy Commission.

The Energy Resources Conservation and Development Commission has received staff's proposal to provide assistance in a technical area in an advisory capacity. This expertise to be provided will be done by State Lands personnel to evaluate oil and gas potential in the southern California outer continental shelf which has been proposed by the Department of Interior for leasing.

We have done some preliminary -- the staff has done some preliminary investigative work on the availability of data. Three staff members made a trip to Reston, Virginia, which we were told the Energy Commission will handle -- to cover the expenses -- to develop this data, and we are working on that. As soon as we get a contract written out, we will bring it to the Commission for approval.

CHAIRMAN CORY: They will reimburse us?
MR. NORTHPROP: They will reimburse us. They are meeting tomorrow and it's my understanding that it will come up before the Commission so, staff to staff, we have done some work to try to get it started down the road, because of the very short time -- time is really of the essence.

CHAIRMAN CORY: Okay.

MR. NORTHPROP: The next item I'd like to bring to your attention is the Standard Oil Company's EIR preparation. In accordance with a previous directive from the Commission, staff solicited proposals for the preparation of an environmental impact report covering the resumption of drilling operations from existing platforms on three leases in the Santa Barbara channel which are operated by Standard.

Four firms answered the request for proposal; Dames & Moore, Woodward-Clyde, as consultants, Henningson, Durham & Richardson, Fugro, Incorporated. After a preliminary evaluation of proposals from Dames & Moore, for 50 thousand, Woodward-Clyde for 42, were selected for further negotiations. The Woodward-Clyde proposal and price included the reproduction and delivery of 200 copies of the draft report. The Dames & Moore price provided only for a single camera-ready copy.

Neither negotiated proposal provided for any time or expense for replies to comments to the draft EIR. A separate contract will have to be negotiated. After
careful review, the staff recommends that the contract be awarded to Woodward-Clyde Consultants. If you concur with our recommendation, we will notify Standard Oil to submit $42,000 for deposit on the preparation of the EIR. We will also further advise Standard that any additional amount of funds which may be required on a separate contract for work necessary to reply to the comments must be provided.

CHAIRMAN CORY: How does that cost compare to the preliminary request? Somehow something -- 90 thousand dollars --

MR. NORTHROP: Yes, yes. The original request was 90 thousand. Staff, in an attempt to effect -- to get as much value and try to effect some economies, suggested perhaps some of the EIR work had already been done. Rather than starting from square one, they could use a literature review covering the same area. That would considerably reduce the expenses in -- our staff negotiated with them and agreed to a literature review in areas where we are not -- where there has not been significant changes in the, in the -- that part of the environment and those places that are technical. What we are really covering -- the heavy -- the heavy concentration will be areas in which those people who attended the hearings expressed specific concern. Where there were areas where there was no concern expressed by the various local agencies at local hearings, we felt we
could do a literature review on those and effect some kind
of economy or --

COMMISSIONER BELL: You are satisfied then to the
extent of the EIR?

MR. NORTHROP: Yes, I am, if the second step is
taken that when defense of the EIR -- if defense of the
EIR has to be made that that additional monies come from the
contractor or come from Standard Oil Company.

CHAIRMAN CORY: Okay, all right.

MR. NORTHROP: The next item, Mr. Chairman,
members, is well-by-well approvals. As you know, Platform
Holly, under authority delegated to the Executive Officer
by the Commission on May 27th, I will approve the first
new well on Platform Holly today, in the field operated
by Atlantic-Richfield. Drilling has not yet commenced.
There are 13 wells, as you know, already on this platform
and the new redrilling well that I will approve is the
first of the 17 and, as this is the initial one, I wanted
to report to you that we are satisfied staff-wise that it's
there, I felt I should advise you of the first one.

CHAIRMAN CORY: Okay.

MR. NORTHROP: The next item is on Island Esther.
Pursuant to your authorization with regard to resumption
of drilling by Standard Oil Company on lease 3095 off shore,
with the City of Seal Beach, Standard is resuming on
Island Esther. A new well was completed on June 21st and I have approved another redrill on that lease. Standard's total approved development plan involves a drilling of additional wells to a maximum of 19 and certain redrilling operations to maintain well production capacity.

CHAIRMAN CORY: What's the production on the well that's been completed, the one that was completed on June 21st?

MR. NORTHROP: I'm not sure that we've had enough to run the log of some time. About 200 barrels a day and that's of course new. That's a ball-park figure of $10 a barrel. The next and final item, Mr. Chairman, is Long Beach Dry Gas.

As the members of the Commission have been advised, I have been negotiating with the City of Long Beach on a price determination for dry gas from the Long Beach Tideland. The city has agreed to make retroactive payments to the State, under the 1967 pricing formula. The first payment, covering 1973-1974 calendar years, will be made July 1st in the amount of $731,000. The retroactive payment for the first six months of 1975 will be paid later in the later part of July, in the approximate amount of three quarters of a million dollars, so the ball-park number is somewhere around a million and a half dollars when you put it all together.

We are also continuing to negotiate to obtain reasonable wholesale market value for dry gas in the future. We are negotiating with the city to rectify past underpayment
to producers in the Los Angeles Basin through additional payments. This completes my report, Mr. Chairman.

(Whereupon a brief discussion was had off the record.)

CHAIRMAN CORY: Okay.

MR. NORTHROP: The next item, Mr. Chairman, item number four on the calendar, has been withdrawn and a special meeting has been -- of the State Lands Commission is scheduled for Thursday, June 26th, 10:00 a.m., Room 6031, here in Sacramento -- in the State Capitol in Sacramento -- to consider the joint employment of special counsel by the State Lands Commission and City of Long Beach for the purpose of recovering damages arising from city contractors.

CHAIRMAN CORY: Okay. We have the next item which is a contract for renewal of -- the AG?

MR. NORTHROP: Yes. Mr. Hight is going to address us on that.

MR. HIGHT: Yes. This is an interagency contract between the Attorney General and the Commission to provide services for the Long Beach operations and the 95 thousand dollars is reimbursable out of the Long Beach Tideland fund.

CHAIRMAN CORY: How about -- 't's a total of 95 --

MR. HIGHT: It's a total of 95 thousand; 85 which is for the Long Beach oil, and 10 thousand which is for the
continuing Alamitos Bay investigation.

COMMISSIONER DYMALLY: So move.

COMMISSIONER BELL: Second.

CHAIRMAN CORY: Without objection, that will be the order.

MR. NORTHROP: Mr. Chairman, members, Mr. Thompson will address the next item regarding the Long Beach oil production.

MR. THOMPSON: All right. Item 6(A) is an update. Last April, you approved the plan and budget for the Long Beach unit. Included in that were some economic projections. This is an update of those projections through the third quarter. Any impact on this has already been covered; as far as State revenues, there has been no change; it doesn't require any transfer of funds or any augmentation.

COMMISSIONER BELL: No problems.

COMMISSIONER DYMALLY: Okay.

CHAIRMAN CORY: Okay. B?

MR. THOMPSON: Section (B) is a similar one on the part of prior development.

COMMISSIONER BELL: No problems.

COMMISSIONER DYMALLY: Okay.

CHAIRMAN CORY: No problems, fine.

MR. THOMPSON: For subsidence expenditures in
Long Beach, the Commission is required to get prior approval. Item 6(G), is to do some fill work in an area that has subsided about nine feet. This is putting in land fill, a hundred percent subsidence.

CHAIRMAN CORY: Nine feet?

MR. THOMPSON: Yes. In this particular area.

CHAIRMAN CORY: It can't be very big if you fill in nine feet for 40K.

MR. THOMPSON: It's a very small area adjacent to the flood control -- in increments so they can bring it up in sections.

CHAIRMAN CORY: How do you know whether that's subsidence or some other natural erosion or those sorts of problems?

MR. THOMPSON: Well, this is an area --

CHAIRMAN CORY: Is there any field inspection that is done?

MR. THOMPSON: Yes, this couldn't be erosion because it's right next to a flood control and naturally they monitored this subsidence through the area for two years and they have bench marks so they know how much has actually gone down.

CHAIRMAN CORY: I'm just curious. How do you know that it -- if it's next to a flood control, how do you know it couldn't be part of the --
MR. THOMPSON: It's just by a whole regional trend.

MR. NORTHRUP: It's in the contour lines throughout the entire basin -- that part of the basin -- and the part they are building up is on the line that is harmonious with the rest of the contours, so there is no --

MR. TAYLOR: The answer is that the flood control channel is cement and rock and this is an area behind the cement and rock area which is not subject to erosion. It's the land behind a cement rock levee.

CHAIRMAN CORY: If there's no lead.

MR. THOMPSON: No.

(Laughter.)

This also leads into item 6(F). We might as well start --

CHAIRMAN CORY: I'm fine.

(Laughter.)

(Whereupon a brief discussion was held off the record.)

MR. THOMPSON: What we do is we start in some areas where we think there is a minimum subsidence; some piece of formation miles away from the area, because the whole Los Angeles area in itself is tectonically active and going up and down. We must find a reference point miles away from the area. So we are constantly surveying this area and then periodically every four years, we tie it into a big net which is
the whole Los Angeles Basin so, in effect, the whole Los Angeles Basin is being monitored for going up and down.

CHAIRMAN CORY: Okay. I have got no problem with (C).

COMMISSIONER BELL:

MR. THOMPSON: Item 6(D). Now because of this subsidence, lots of times, drainage patterns for storm water changes, so this requires additional work on a storm drain pumping station. You modify this and bring it up so that, in case of a heavy rain, water can be pumped --

COMMISSIONER BELL: No problems.

COMMISSIONER DYMALLY: Okay.

CHAIRMAN CORY: Okay. No problems; how about (E)?

MR. THOMPSON: Now this is where they have to do maintenance work throughout the year because of subsidence damage. This is going to provide funds and will require prior approval. They must have these funds available.

CHAIRMAN CORY: In each of these there is actual on-the-site physical inspection by Lands staff?

MR. THOMPSON: Yes.

CHAIRMAN CORY: Okay, fine.

MR. THOMPSON: After all of these projects are done, an engineering review is done before the work proposed and it's done afterward and the -- is closed and the scope of the work, it's audited --.
6(F) is also prior approval to go and do these land
surveying problems for vertical subsidence and also
horizontal movement, because as the ground goes down, it also
moves sideways. So we are monitoring constantly for geological
hazards to make sure the subsidence problem is being eliminated.
CHAIRMAN CORY: Okay.
COMMISSIONER BELL: No.
COMMISSIONER DYMALLY: Okay, so move.
CHAIRMAN CORY: Okay. Approved as presented.
MR. NORTHRUP: Mr. Chairman, I have number 7. On
September 12, 1974, the State Lands Commission approved a
project in Long Beach known as Pacific Terrace. Lacking in
the original approval that date, the parking lots in the area
were not defined as such, and this is merely to inform you
that the status report on the parking lots are attached and
they are a part of the Pacific Terrace and serve only
that area, and this is to accomplish that
CHAIRMAN CORY: Okay? No action is required?
MR. NORTHRUP: No action is required.
CHAIRMAN CORY: 8(A).
MR. NORTHRUP: Mr. Chairman, the City of Larkspur
is asking for a Public Agency Permit to construct a bicycle
path for public use.
CHAIRMAN CORY: Without objection --
COMMISSIONER DYMALLY: Okay. So move.
MR. NORTHROP: Mr. Chairman, the Department of Navigation and Ocean Development is asking for an agency permit to install seven mooring buoys in an area adjacent to a park. It's for public use; first come first served, so those people who arrive at the park by boat will have a place to moor temporarily while they are there.

MR. NORTHROP: Mr. Chairman, members, the City of Sacramento is asking for a Public Agency Permit to construct a -- or do some construction and repair work for a boat launching ramp here in Sacramento out near Pocket Road.

MR. NORTHROP: Mr. Chairman, members, item 9(A), Donald and Sara Sweet have asked for a Use Permit and we are
using a new 5-year term as suggested -- as recommended previously by the Commission that it's a recreational -- it's a buoy for mooring and that the consideration is a hundred dollars a year on that.

COMMISSIONER BELL: Not bad.

(Thereupon a short discussion was held off the record.)

CHAIRMAN CORY: Without objection, that item will be approved as presented.

MR. NORTHROP: Mr. Chairman, members, in line with the policy of the Commission to cancel permits that have not been used, we are asking the Commission terminate the non-commercial lease of Mr. -- Dr. and Mrs. Gray on the area -- in Orange County, at Huntington Harbour, which construction has not begun in a timely manner, so we are asking for cancellation.

CHAIRMAN CORY: Cancellation for the permit --

MR. NORTHROP: They have not met the requirements. It's the policy we have adopted on other permits.

COMMISSIONER BELL: It's a standard policy?

MR. NORTHROP: Yes, it's the policy if they don't move, we cancel.

CHAIRMAN CORY: Without objection, that shall be the order.

MR. NORTHROP: Mr. Chairman, members, we are asking
for the authorization for renewal with the law firm of Lobel, Novins & Lament to provide legal consulting services in Washington D.C. for a one-year period at a cost not to exceed $40,000. Part of this money -- we used it in figuring the Energy Commission budget.

COMMISSIONER BELL: This ties in with the Energy Commission?

MR. NORTHROP: Yes. They will be doing some of the Energy Commission work that we are doing, so part of that money -- not all of it, but a portion of it was --

CHAIRMAN CORY: Reimbursed by them.

MR. NORTHROP: Right.

CHAIRMAN CORY: Any objection? Without objection the contract will be renewed as presented.

MR. NORTHROP: Mr. Chairman, members, the request authorization for the acceptance of a resurveyed location; apparently survey was out in this, this school land section in San Bernardino County, and this is merely to tidy up the records and give it to --

CHAIRMAN CORY: Is action required by us?

MR. NORTHROP: Yes.

COMMISSIONER DYMALLY: So move.

COMMISSIONER BELL: Second.

CHAIRMAN CORY: Without objection such will be the order.

MR. NORTHROP: The next item --
CHAIRMAN CORY: On those permits up at Tahoe, Roy needs to pick up a hundred and 15 million; you need to find another hundred and 14 --

(Laughter.)

MR. NORTHROP: Another 14 million; I see Long Beach representatives are in the audience. Maybe that's a good place to start.

(Laughter.)

(Thereupon a brief discussion was held off the record.)

MR. NORTHROP: The next item is the sale of vacant school land. Highway 127 is presently on this land. It was the Division of Highways -- Cal-Transit had a permit earlier and the highway is now constructed and the total -- appraised price is $3,770.57. Staff recommends that -- In fact, we don't have much choice. The road is there.

COMMISSIONER BELL: Do we normally sell mineral rights?

MR. NORTHROP: We normally retain mineral rights in those positions.

MR. TAYLOR: We still have jurisdiction.

MR. NORTHROP: We still have jurisdiction in that area. It's the highway part that they are -- the surface rights --

CHAIRMAN CORY: We're hanging onto all the mineral
rights.

MR. NORTHROP: It's just the surface rights.

COMMISSIONER BELL: No problems.

COMMISSIONER DYMAHLY: No problems.

CHAIRMAN CORY: Without objection, it will be approved.

MR. NORTHROP: Mr. Chairman, Mr. Bob Hight will present the next three items.

MR. HIGHT: Mr. Chairman, members. Item (A) is a Federal condemnation action and as a matter of policy, the Federal government serves the Commission and we have determined that there is no State Lands Commission interest in this condemnation action.

COMMISSIONER BELL: So it's a disclaimer of interest?

MR. HIGHT: Right. Item No. (B) --

COMMISSIONER BELL: No problem.

COMMISSIONER DYMAHLY: Okay.

CHAIRMAN CORY: Right.

MR. HIGHT: Item No. (B) is the Federal government's condemnation for the Port Chicago area and we are entering into a stipulation that the Federal government is not condemning any of our land in this area and we are then entering into a disclaimer to carry out that stipulation.

CHAIRMAN CORY: It's just a waive from all of our property?
MR. HIGHT: Right.

CHAIRMAN CORY: Okay.

MR. HIGHT: Number (C) is -- the City of Long Beach has conducted an acquisition for park purposes and this is one of the several parcels that the City intends to buy for this purpose, and the City is spending $73,800 which has been approved -- the appraisal has been approved by the Commission.

COMMISSIONER BELL: Okay.

COMMISSIONER DYMALLY: Okay.

CHAIRMAN CORY: Approved.

MR. NORTHROP: Mr. Chairman, Commissioners, the status of several suits that the Attorney General is handling will be discussed by Mr. Taylor.

MR. TAYLOR: I think there's just one. In the case of Cory vs. The State Lands Commission, the Court denied the motion for summary judgments of both parties. That means that the Court has ruled that they are triable issues of fact. It also means that we will go on for a hearing on the temporary restraining order which was issued against the Commission in consideration of revoking the lease to Exxon for their failure to proceed with development, which will be held on July the 10th, and trial will follow shortly after that date, although I don't think that a specific trial date has been scheduled. Our office and Mr. Newman
will file a motion to compel further answers to interrogatories which were served on Exxon and to which we feel they have given us insufficient answers.

Now that motion will be scheduled at some time.

I think it's significant, although both motions for summary judgment were denied, it's an intricate part of the Court's decision that there is a triable issue. I think from Exxon's standpoint, they count very heavily upon winning the summary judgment from their standpoint.

CHAIRMAN CORY: What is the timeframe likely to be on the entire litigation and resolution of the --

MR. TAYLOR: It could extend to the end of the year, although I expect that the trial would be conducted before September. The question is how fast the Court rules. The Court has had the motions for summary judgment under submission for several months and it would be anticipated that the Court, after hearing the evidence, will probably take the matter under submission and keep it under submission for several months.

MR. NORTHCROP: Question: Are we still under a restraining order to discuss the lease cancellation with the Commission or is that -- did that have --

MR. TAYLOR: That's going to be heard on July the 10th whether the Commission can consider cancelling
the lease. That restraining order is going to be heard on July the 10th and the Court will rule shortly after that or depending upon when the Court decides to rule. The matter will be argued on July the 10th. I don't -- there will be presentation of considerable expert testimony at the trial on both sides and, therefore, there will be some time for the Court to evaluate that testimony.

I would think that at the earliest optimistic time, that the matter will be over -- the trial will be sometime before the end of the year. And then if there are appeals subsequent to that, it would be after that.

CHAIRMAN CORY: If the motion on the temporary restraining order -- if that were appealed -- whichever way it went -- would that tend to conflict with the length of time?

MR. TAYLOR: No. I believe that's an independent matter, but I will check to make sure, but I believe that matter will proceed separately.

MR. NORTHPROP: Mr. Chairman, that completes the calendar. The confirmation of the next meeting date; it will be here in Sacramento on July 24th.

CHAIRMAN CORY: There is a meeting --

MR. NORTHPROP: That's right, there is a meeting -- the next regular meeting will be on July the 24th, and there will be a special meeting on Thursday.
CHAIRMAN CORY: Right.

COMMISSIONER DYMAIY: July 24th.

MR. NORTHROP: Right.

COMMISSIONER DYMAIY: What time Thursday?

MR. NORTHROP: 10:00 a.m., Thursday the 26th, the next meeting.

CHAIRMAN CORY: The 26th of June, at 10:00 a.m.

MR. NORTHROP: Room 6031.

COMMISSIONER DYMAIY: July 27th?

MR. NORTHROP: The 24th.

CHAIRMAN CORY: June. Which one?

COMMISSIONER DYMAIY: The July meeting.

MR. NORTHROP: On the 24th in July.

CHAIRMAN CORY: That one is --

MR. NORTHROP: Here in Sacramento.

CHAIRMAN CORY: If there is no further business to come before the Commission, the meeting is adjourned.

(Thereupon the meeting of the State Lands Commission was adjourned.)
State of California )
County of Sacramento ) ss.

I, ROBERT L. GOLDEN, JR., a Notary Public in and for the County of Sacramento, State of California, duly appointed and commissioned to administer oaths, do hereby certify:

That I am a disinterested person herein; that the foregoing State Lands Commission Meeting was reported in shorthand by me, Robert L. Golden, Jr., a qualified shorthand reporter of the State of California, and thereafter transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said meeting, nor in any way interested in the outcome of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 10th day of July, 1975.

NOTARY PUBLIC
SACRAMENTO COUNTY
My comm. expires JUN 12, 1973

Robert L. Golden, Jr. Notary Public in and for the County of Sacramento, State of California

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