

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: *[Signature]* 1/28/10  
 SUSANA GARCIA-BOCANEGRA  
 CONCURRENCE  
 SYNTHIA M. GUNZEL, Department of  
 COUNTY COUNSEL  
 BY: *[Signature]* 12-28-09

844



**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
December 10, 2009

**SUBJECT:** Third Amendment to Lease – Economic Development Agency, Riverside

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the attached Third Amendment to Lease and authorize the Chairman to execute the same on behalf of the County; and
2. Authorize the Auditor-Controller to adjust the Economic Development Agency's FY 2009/10 budget as set out on Schedule A.

**BACKGROUND:** (Commences on Page 2)

*[Signature of Robert Field]*

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	(\$78,978)	<b>In Current Year Budget:</b>	Yes #2
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	Yes
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	09/10
<b>SOURCE OF FUNDS:</b> Workforce Investment Act Funds - 100% Federal Funds			<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
			<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY: *[Signature of Jennifer L. Sargent]*  
Jennifer L. Sargent

County Executive Office Signature

Policy  
 Policy  
 Consent  
 Consent  
 Dept's Recomm.:  
 Per Exec. Ofc.:

**Prev. Agn. Ref.:** 9/13/05, 3.20; 6/13/06, 3.13; 12/12/06, 3.10; 07/03/07, 3.12 | **District:** 1 | **Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.24

**BACKGROUND:**

With the merger of the Department of Facilities Management and the Economic Development Agency (EDA), staff from both departments are in the process of being integrated together. With this integration, the relocation of staff into available County owned space is currently underway, which provides the ability to eliminate some existing leasehold obligations. Specifically, since 1994 the County has leased office space located at 1151 Spruce Street for the EDA's Workforce Development Center (WDC). Additionally, a lease at 1325 Spruce Street has been occupied by EDA staff, and expires in 2017. It was determined the staff occupying 1325 Spruce Street could suitably be relocated into various county buildings with the WDC moving from 1151 Spruce Street to 1325 Spruce Street. This fulfills the leasehold obligation at 1325 Spruce Street and utilizes the space to provide workforce services to the community. This Third Amendment to Lease is an expansion of space to accommodate the WDC occupancy at 1325 Spruce. The Amendment was negotiated during the term of the existing lease and the Lessor will pay for the needed tenant improvements, resulting in savings to the County. The terms are as follows:

Location: 1325 Spruce Street  
Riverside, CA

Lessor: Spruce Street Professional Building, LLC  
815 Marlborough Street, Suite 200  
Riverside, CA 92507

Size: Increased by 11,303 square feet for a total of 51,511 square feet.

Term: In year 3 of an existing 10 year term.

Rent:	<u>Current</u>	<u>New</u>
	\$ 2.23 per sq.ft.	\$ 2.23 per sq. ft.
	\$ 89,579.00 per month	\$ 114,760.84 per month
	\$1,074,948.00 per year	\$1,377,130.08 per year

Increases: Rent increases have been renegotiated to remain at \$114,760.84 per month for the balance of years 3, 4 and 5. Beginning in the 6<sup>th</sup> year of the lease, rent will be paid as set forth in the lease. This equates to a savings of \$65,464.00.

Utilities: Included in Rent.

Custodial: Included in Rent.

Maintenance: Included in Rent.

Improvements: Included in Rent.

(Continued)

**BACKGROUND:**

Space Reduction: After 5 years from the original lease commencement date of April 2007, County may downsize up to 50% of the gross square footage (25,756 sq.ft.) with 60 days written notice.

Termination: After 7 years from the original lease commencement date of April 2007, County may terminate for funding, or any reason, with 60 days written notice.

RCIT: \$161,700.00 (To be paid by EDA, with WIA funds)

Furniture: Included in this relocation will be the purchase of \$229,000.00 worth of sole source furniture to modify the existing furniture at 1325 Spruce Street for the Business/Career/Resource Center.

Market Data: 1420 Iowa, Riverside \$2.25 FSG  
4204 Riverwalk Parkway, Riverside \$2.85 MG  
3450 14<sup>th</sup> Street, Riverside \$3.10 FSG

The attached lease amendment has been reviewed and approved by County Counsel as to legal form.

**FINANCIAL DATA:**

All associated costs for this Lease Amendment will be fully funded through EDA Workforce Division's budget. EDA Workforce Division has budgeted for these costs in FY 2009/10; however, EDA requires a budget adjustment to its FY 2009/10 budget to cover related transactional costs with the property owner. While EDA will front the costs for this Lease with the property owner, EDA Workforce Division will reimburse EDA for all associated lease costs.

## SCHEDULE A

Decrease Revenues:

10000-7200400000-778150 – Inter – Leases	\$214,697
10000-7200600000-778350 – Inter – Utilities	\$ 31,424

Decrease Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$214,697
10000-7200600000-529540 - Utilities	\$ 31,424

## Exhibit A

### EDA Lease Cost Analysis for FY 2009/10 1325 Spruce Street, Riverside, California

#### Total Proposed Square Footage to be Leased and Cost:

Current office:	40,208	SQFT
Proposed additional space:	<u>11,303</u>	
Total proposed office space:	51,511	

Approximate Cost Per Sq. Foot:	\$	2.23
Approximate Cost Per Month:	\$	114,760.84
Approximate Cost Per Year:	\$	1,377,130.08

#### **BUDGETED Lease Cost for FY 2009-2010:**

1151 Spruce Street (\$65,212.07 per month)	\$	782,544.84
1325 Spruce Street (\$89,579 per month)	\$	<u>1,074,948.00</u>
<b>TOTAL BUDGETED LEASE COSTS</b>		<b>\$ 1,857,492.84</b>

#### **ACTUAL Lease Cost for FY 2009-2010:**

##### ***July 1 , 2009 - Feb 28 , 2010***

1151 Spruce St Jul-Oct (\$65,212.07 per month)	\$	260,848.28
1151 Spruce St Nov-Feb(\$51,568.09 per month)	\$	206,272.36
1325 Spruce St Jul-Feb (\$89,579 per month)	\$	<u>716,632.00</u>
<b>Total Lease Cost from Jul 1 to Feb 28</b>		<b>\$ 1,183,752.64</b>

##### ***March 1, 2010 - June 30, 2010***

1325 Spruce St Mar-Jun (\$114,760.84 per month)	\$	<u>459,043.36</u>
<b>Total Lease Cost from Mar 1 to Jun 30</b>		<b>\$ 459,043.36</b>
<b>TOTAL ACTUAL LEASE COSTS</b>		<b>\$ 1,642,796.00</b>

**TOTAL LEASE COST SAVINGS** **\$ (214,697)**

#### Additional Costs:

#### **BUDGETED Utility Cost FY 2009-2010 (12c per sq ft):**

1151 Spruce Street (52,120 sq ft)	\$	<b>75,052.80</b>
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#### **ACTUAL Utility Cost for FY 2009-2010 (12c per sq ft):**

##### ***July 1 , 2009 - Feb 28 , 2010***

1151 Spruce St Jul-Oct (52,120)	\$	25,017.60
1151 Spruce St Nov-Feb (38,773)	\$	<u>18,611.04</u>
<b>Total Utility Costs from Jul 1 to Feb 28</b>		<b>\$ 43,628.64</b>

**TOTAL UTILITY COST SAVINGS** **\$ (31,424)**

**BUDGETED MANAGEMENT FEES (3.79%):**

1151 Spruce Street (\$782,544.84) \$ 29,658.45

**ACTUAL MANAGEMENT FEES (3.79%):**

***July 1, 2009 - Feb 28, 2010***

1151 Spruce St Jul-Oct (\$260,848.28) \$ 9,886.15

1151 Spruce St Nov-Feb (\$206,272.36) \$ 7,817.72

***Total Management Fees from Jul 1 to Feb 28*** \$ 17,703.87

***March 1, 2010 - June 30, 2010***

1325 Spruce St Mar-Jun (\$459,043.36) \$ 17,397.74

**TOTAL ACTUAL MANAGEMENT FEES** \$ 35,101.62

**TOTAL MANAGEMENT FEES** \$ 5,443

**TOTAL RCIT COSTS** \$ 161,700

**TOTAL ESTIMATED LEASE COSTS FOR FY 2009-2010** \$ (78,978)

1 **THIRD AMENDMENT TO THE COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT**  
2 **AGENCY (EDA) LEASE AT 1325 SPRUCE STREET, RIVERSIDE CALIFORNIA**

3 THIS THIRD AMENDMENT TO THE EDA LEASE ("Amendment"), dated as of  
4 \_\_\_\_\_, is entered by and between the SPRUCE STREET PROFESSIONAL  
5 BUILDING, LLC, a California limited liability company, as Lessor, and the COUNTY OF  
6 RIVERSIDE, a political subdivision of the State of California, as County.

7 **Recitals**

8 A. Lessor and County have entered into that certain EDA Lease, dated as of June  
9 13, 2006, (the "Original Lease") pursuant to which Lessor has agreed to lease to County and  
10 County has agreed to lease from Lessor a portion of that certain building, more commonly  
11 known as the Spruce Street Professional Building, located at 1325 Spruce Street, in the City of  
12 Riverside, State of California, (the "Building"), consisting of 30,407 gross square feet, as more  
13 particularly described in the Lease (the "Original Premises").

14 B. The Original Lease has been amended by:

15 1. That certain First Amendment to Lease dated December 12, 2006, by  
16 and between Lessor and County (the "First Amendment") whereby, among other things, the  
17 County leased an additional 7,654 gross square feet on the second floor of the Building.

18 2. That certain Second Amendment to Lease dated July 3, 2007, by and  
19 between Lessor and County (the "Second Amendment") whereby, among other things, the  
20 County leased an additional 2,147 gross square feet on the second floor of the Building.

21 C. The Original Lease, as heretofore, currently, or hereafter amended, shall  
22 hereafter be referred to as the "Lease".

23 D. In addition to the Original Premises, County desires to lease from Lessor and  
24 Lessor desires to lease additional exclusive space, consisting of 11,303 rentable square feet  
25 located on the first floor of the Building (the "Additional Space") on the terms and conditions

1 set forth herein. The Original Premises and the Additional Space are collectively referred to  
2 herein as the "Premises." The Original Lease together with this Amendment are collectively  
3 referred to herein as the "Lease."

4 NOW THEREFORE, for good and valuable consideration the receipt and adequacy of  
5 which is hereby acknowledged, the parties agree as follows:

6 **Section 1. Premises.** Section 2.2 of the Lease is hereby replaced in its entirety by the  
7 following:

8 **2.2 Defined.** The Premises shall consist of that certain real property,  
9 including all improvements therein or to be provided by Lessor under the terms of this Lease,  
10 and commonly known as a portion of The Spruce Street Professional Building located in the  
11 City of Riverside, State of California, and generally described as a free standing building  
12 consisting of approximately seventy seven thousand (77,000) square feet; fifty one thousand  
13 five hundred eleven (51,511) gross square feet of exclusive space for the County with thirty  
14 thousand four hundred seven (30,407) gross square feet of exclusive space on the fourth and  
15 fifth floors (the Original Space), nine thousand eight hundred one (9,801) gross square feet of  
16 exclusive space on the second floor (7,654 gross square feet of exclusive space from the First  
17 Amendment of "Additional Space" and 2,147 gross square feet of additional exclusive space  
18 from the Second Amendment of "Additional Space") and eleven thousand three hundred three  
19 (11,303) square feet of exclusive space on the First Floor from the Third Amendment of  
20 "Additional Space", with one hundred eighty six (186) unreserved and unassigned parking  
21 spaces and three (3) reserved parking spaces for the County and top-of-the-building signage,  
22 all as shown on the site plan attached as Exhibit "A" in the Lease. It is understood that the  
23 Premises include all appurtenances and easements thereto and the non-exclusive right of  
24 ingress and egress at all times to and from the public streets and highways for County, its  
25 employees and invitees.



1           **Section 2. Exhibit A.** Exhibit A of the Original Lease is hereby deleted in its entirety  
2 and replaced with Exhibit A attached hereto and incorporated herein by this reference.

3           **Section 3. Term Commencement.** Section 4.1.1 of the Lease is hereby amended by  
4 the following:

5                   **4.1.1.** This Third Amendment shall be effective upon the date of its full  
6 execution by the Parties hereto which includes approval by the County of Riverside Board of  
7 Supervisors. The Third Amendment "Additional Space" of eleven thousand three hundred  
8 three (11,303) gross square feet of exclusive space which shall be ready and available for  
9 move in by County on March 1, 2010.

10           **Section 4. Delay in Delivery of Premises.** Section 4.3.1 of the Lease is hereby  
11 amended as follows:

12                   **4.3.1.** Provided County has executed plans and specifications to Lessor by  
13 December 31, 2009, and the "Additional Space" occupancy has not commenced by March 1,  
14 2010. County may, at its sole option, either: (a) deduct from any rents that may become due  
15 hereunder the sum of Two Hundred Fifty Dollars (\$250) for each day the eleven thousand  
16 three hundred three (11,303) gross square feet of additional exclusive space on the first floor  
17 Premises are not substantially complete and available for occupancy as per paragraph 2.4  
18 (except if delay is due to change orders in the tenant improvement construction that delay  
19 delivery and are requested by the County, unforeseeable government regulatory action or,  
20 weather related factors, or the delay is caused by the sole negligence or misconduct of the  
21 County) after said date, as damages for failure to provide occupancy in a timely manner as  
22 prescribed hereunder. Lessor and County agree that such damages are to be one of the  
23 mutually exclusive remedies, as prescribed in this Section 4, for such failure, in that at the time  
24 of entering into this Third Amendment it would be impractical and extremely difficult to fix the  
25 actual damages that would flow from Lessor's failure to provide occupancy in a timely manner,

1 including, but not limited to, the difference in money between the total sum to be paid by  
 2 County to another party for rent to Lease such party's real property if the rental hereunder is  
 3 less than the rental to be paid such other party: or if the Original Term of this Third  
 4 Amendment for the first floor addition has not commenced by March 1, 2010, or (b) cancel this  
 5 Third Amendment, and Lessor hereby waives any and all rights that it may have against  
 6 County for any costs, expenses and/or charges that Lessor may have incurred as a result of  
 7 preparing the Third Amendment Additional Space Premises of eleven thousand three hundred  
 8 three (11,303) gross square feet of exclusive space for occupancy.

9 **Section 5. Rent.** Section 5.1 of the Lease is hereby amended in its entirety by the  
 10 following:

11 **5.1 RENT.** Rent under this Third Amendment to Lease shall commence no  
 12 earlier than March 1, 2010. Effective March 1, 2010 (unless there are Lessor delays), if the  
 13 Third Amendment suite expansion is available for occupancy (available for occupancy is  
 14 defined as Lessor receiving a building permit final and release of utilities by the City of  
 15 Riverside for the Third Amendment expansion and in compliance with Section 2.4 of the  
 16 Lease), County shall pay \$114,760.84 per month to Lessor as rent for the Premises for fifty  
 17 one thousand five hundred eleven (51,511) total square feet during the term of this Lease as  
 18 indicated below:

<u>Monthly</u>	<u>Year</u>	
<u>Amount</u>		
\$ 84,436.80	First	April 1, 2007
\$ 86,969.90	Second	April 1, 2008
\$ 114,760.84	Third	-balance of third (and current) year April 1, 2009
\$ 114,760.84	Fourth	April 1, 2010
\$ 114,760.84	Fifth	April 1, 2011
\$ 123,822.69	Sixth	April 1, 2012
\$ 127,537.36	Seventh	April 1, 2013
\$ 131,363.49	Eighth	April 1, 2014
\$ 135,304.39	Ninth	April 1, 2015
\$ 139,363.52	Tenth	April 1, 1016

1 Said monthly sums shall be payable, in advance, on the first day of the month or as soon  
2 thereafter as a warrant can be issued in the normal course of County's business; provided,  
3 however, in the event rent for any period during the term hereof which is less than one (1) full  
4 calendar month said rental shall be pro-rated based upon the actual number of days of said  
5 month.

6 **Section 6. Tenant Improvements.** Section 5.2 of the Lease is hereby replaced in its  
7 entirety by the following:

8 **5.2 Tenant Improvements ("TI").** Tenant improvement costs are those  
9 costs for customizing and configuring the County's eleven thousand three hundred three  
10 (11,303) square feet of gross Additional Space on the First Floor per the County's space plan  
11 for the Third Amendment expansion. County TIs shall include: construction drawings and  
12 engineering costs, carpeting, flooring, paint, hard walled offices, break rooms, data rooms,  
13 HVAC, heat pumps, ducting, conference rooms, storage and supply rooms with locking  
14 hardware, electrical to office and modular furniture. Note: data lines and connectivity will be  
15 contracted with County Vendors at County cost. County will provide the electrical whips for  
16 Lessor's electrical contractor to connect. County's tenant improvement (TI) costs per mutually  
17 agreed upon plans and specifications shall be borne by Spruce Street Professional Building,  
18 LLC.

19 **Section 7. County's Right to Termination After Seven Years of Occupancy.** The  
20 title for Section 6.4 is hereby amended as follows:

21 **6.4 County's Right to Termination After Seven Years of Occupancy.**

22 **Section 8. Notice.** Section 6.4.1 is hereby replaced in its entirety by the following:

23 **6.4.1 Notice for downsizing.** After five (5) years from the commencement  
24 date of the Original Lease, County may provide Lessor with written notification of its election to  
25 downsize up to a maximum of fifty percent of the gross square footage (25,756 gross square

1 feet). The rent shall be adjusted based on the per square foot rental rate in Section 5.1 (equal  
2 to the rental rate in 5.1 divided by the gross footage of 51,511 square feet), by providing  
3 Lessor with at least sixty (60) days written notice prior to the date of the downsizing.

4 **Section 9. Notice.** Section 6.4.2 is hereby added as follows:

5 **6.4.2 Notice for termination.** After seven (7) years from the commencement  
6 date of the original Lease, County may provide Lessor with written notification of its election to  
7 terminate this Lease, per Section 6.4, by providing Lessor with at least sixty (60) days written  
8 notice prior to the date of the termination.

9 **Section 10. Improvements by Lessor.** Section 11.1.2 is hereby amended as  
10 follows:

11 Certain Classifications of Labor under this contract may be subject to prevailing wage  
12 requirements. It is anticipated that TI work will or may be performed which may be subject to  
13 payment of prevailing wage when performed. Pursuant to Section 1773 of the Labor Code, the  
14 general prevailing wage rates, including the per diem wages applicable to the work, and for  
15 holiday and overtime work, including employer payments for health and welfare, pension,  
16 vacation, and similar purposes, in the county in which the work is to be done have been  
17 determined by the Director of the California Department of Industrial Relations. These wages  
18 are available from the California Department of Industrial Relations' Internet website at  
19 <http://www.dir.ca.gov>, and are available at the main office of Agency.

20 **Section 11. Capitalized Terms: Third Amendment to Prevail.** Unless defined  
21 herein or the context requires otherwise, all capitalized terms herein shall have the meaning  
22 defined in the Lease, as heretofore amended. The provisions of this Third Amendment shall  
23 prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended,  
24 and shall supplement the remaining provisions thereof. The Lease remains in full force and  
25 effect except to the extent amended by this Third Amendment. This Third Amendment shall

1 not be binding or deemed consummated until approved and executed by the County's Board  
2 of Supervisors.

3  
4 **IN WITNESS WHEREOF**, the County of Riverside and Spruce Street Professional  
5 Building, LLC, have executed this Third Amendment to the Lease on the date provided above.

6  
7 Dated: \_\_\_\_\_  
8

**SPRUCE STREET PROFESSIONAL  
BUILDING, LLC**

9  
10 By: Raymond Magnon  
11 Raymond Magnon, Managing Member

12 **COUNTY OF RIVERSIDE**

13  
14 By: \_\_\_\_\_  
15 Marion Ashley, Chairman  
16 Board of Supervisors

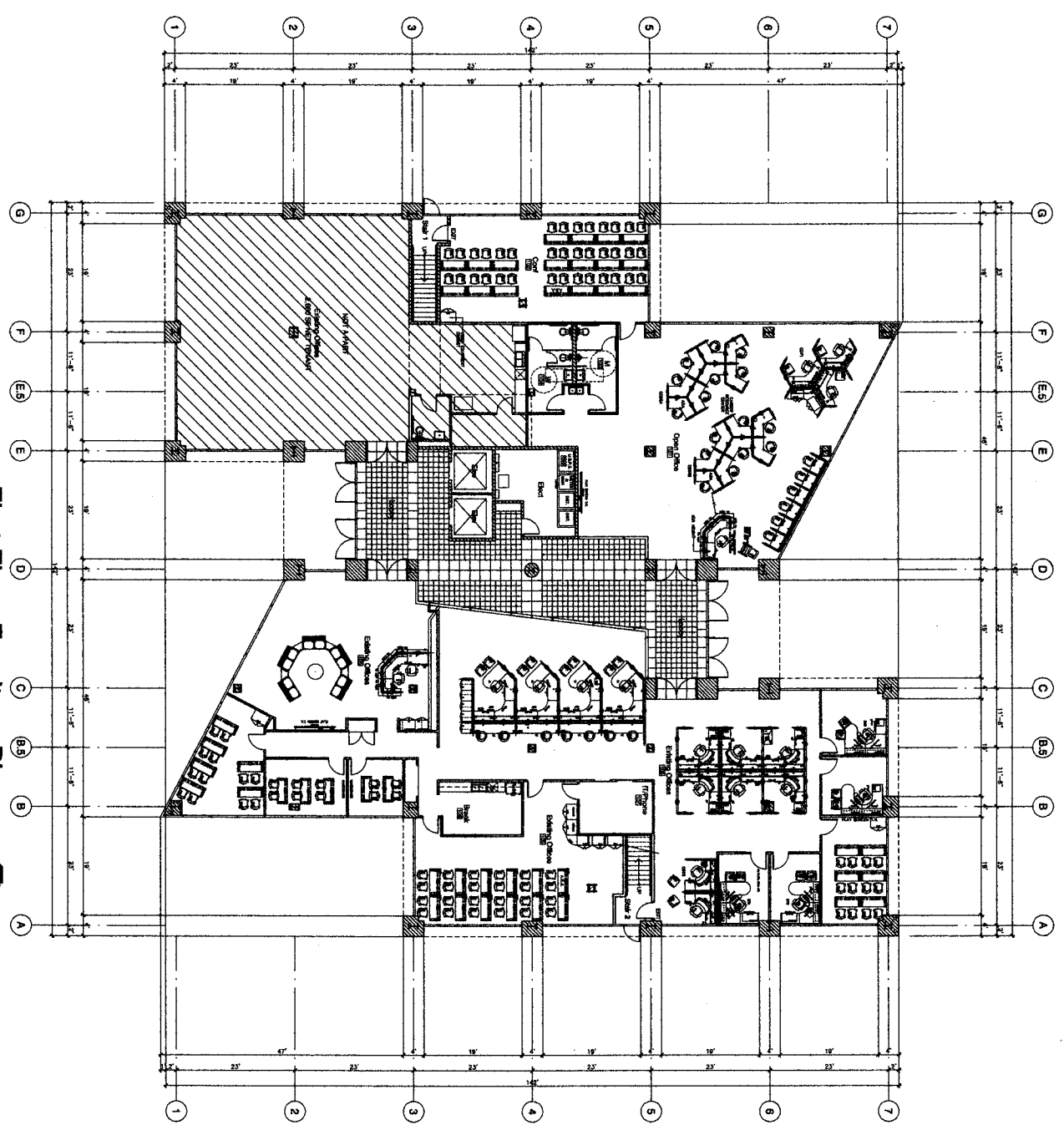
17 **ATTEST:**  
18 Kecia Harper-Ihem  
19 Clerk of the Board

20 By: \_\_\_\_\_  
21 Deputy

22 **APPROVED AS TO FORM:**  
23 Pamela J. Walls  
24 County Counsel

25 By: Synthia M. Gunzel  
Synthia M. Gunzel  
Deputy County Counsel

HR:ra  
12/28/09  
RV391  
13.021



First Floor Furniture Plan



SCALE 1/8"=1'-0"  
 1"=8'-0"  
 1/4"=2'-0"  
 1/16"=6"-0"  
 1/32"=3"-0"  
 1/64"=1'-6"

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Plan Notes

- 1 EXISTING EXTERIOR METAL STUD WALL FINISHES
- 2 NEW 4" METAL STUD WALL FINISH SYSTEM
- 3 NEW 4" METAL STUD WALL FINISH SYSTEM
- 4 EXISTING METAL STUD WALL FINISHES
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**CARTER GROUP ARCHITECTS INC.**  
 1810 South El Camino Real  
 Suite F  
 San Clemente CA 92672  
 TEL: 949.498.3535  
 FAX: 949.498.3883  
 EMAIL: cartergroup.net

**THE MAGNON COMPANIES**  
 815 Marlborough Avenue  
 Riverside, CA 92507  
 951.684.0660  
 FAX 951.784.2545

**PROJECT:**  
 SPRUCE 2 WORKFORCE TENANT IMPROVEMENT  
 1385 Spruce Street  
 Riverside, CA 92507

**STREET:**  
 First Floor Furniture Plan

DATE	BY	NO.
02/06/10	MM	001
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02/06/10	MM	100



**CARTER GROUP ARCHITECTS INC.**  
 1810 Santa Fe  
 El Cerrillo, CA  
 92520  
 TEL: 949 458 2525  
 FAX: 949 458 2522  
 E-MAIL: cga@cgai.com

**THE MAGNON COMPANIES**  
 835 Westwood Avenue  
 Fremont, CA 94537  
 907 984 1880  
 FAX 907 346 2543

**SPRUCE 2 WORKFORCE TENANT IMPROVEMENT**  
 7th Spruce Street  
 Menlo Park, CA 94025

**First Floor Plan**

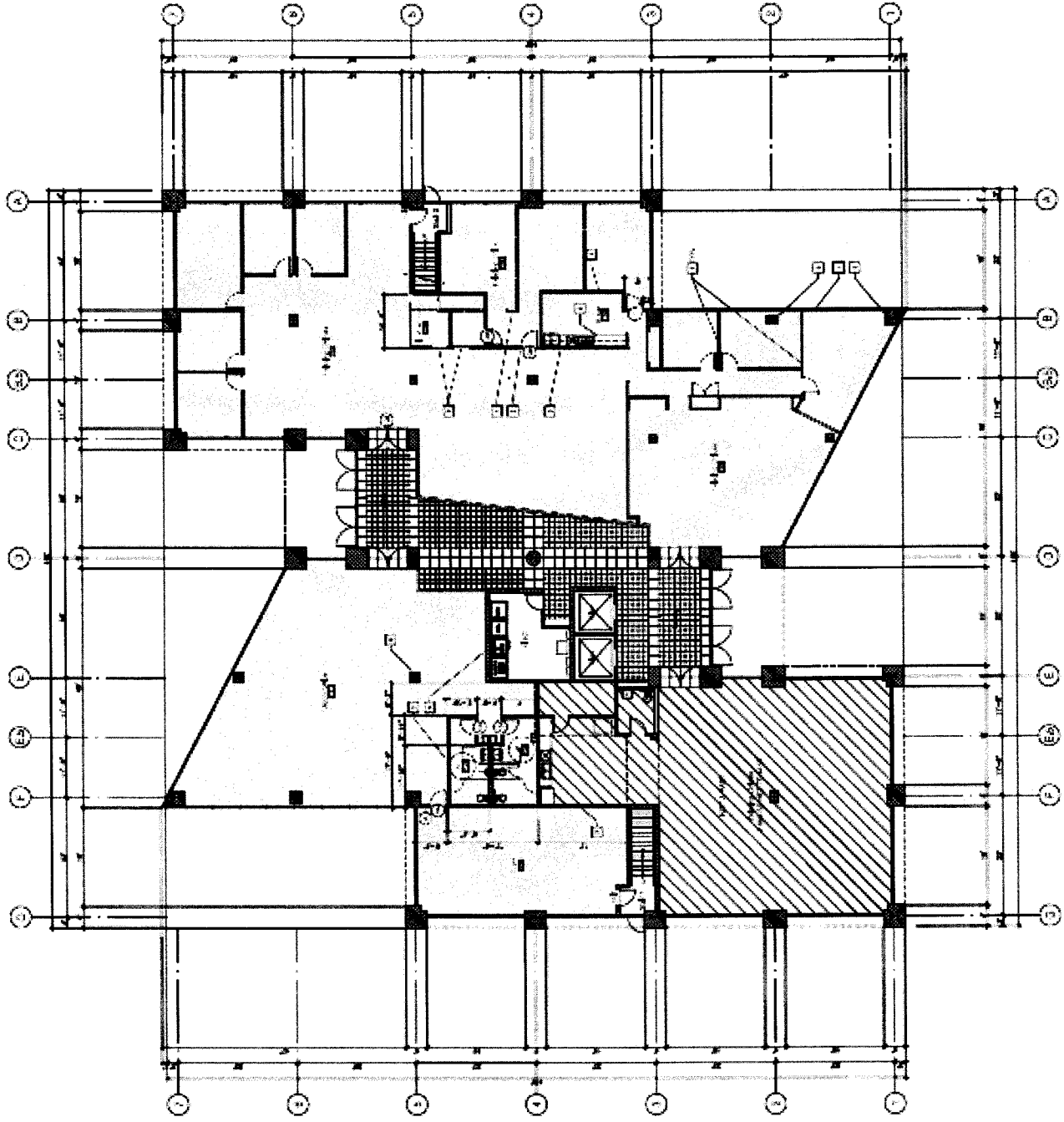
DATE	10/10/00
PROJECT	SPRUCE 2 WORKFORCE TENANT IMPROVEMENT
CLIENT	THE MAGNON COMPANIES
ARCHITECT	CARTER GROUP ARCHITECTS INC.
SCALE	AS SHOWN
DESIGNED BY	DAVID L. CARTER
DRAWN BY	DAVID L. CARTER
CHECKED BY	DAVID L. CARTER
APPROVED BY	DAVID L. CARTER
DATE PLOTTED	10/10/00
PLOTTED BY	DAVID L. CARTER
SCALE	AS SHOWN
SHEET NO.	A2.1

**Plan Notes**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PENAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.

**Insulation Notes**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.



**First Floor Plan**

↑ N







**CARTER GROUP ARCHITECTS INC.**  
 1810 S.W. 11<sup>TH</sup>  
 SUITE 1000  
 MIAMI, FL 33135  
 TEL: 305.456.1222  
 FAX: 305.456.1223  
 E-MAIL: cgroup@aol.com

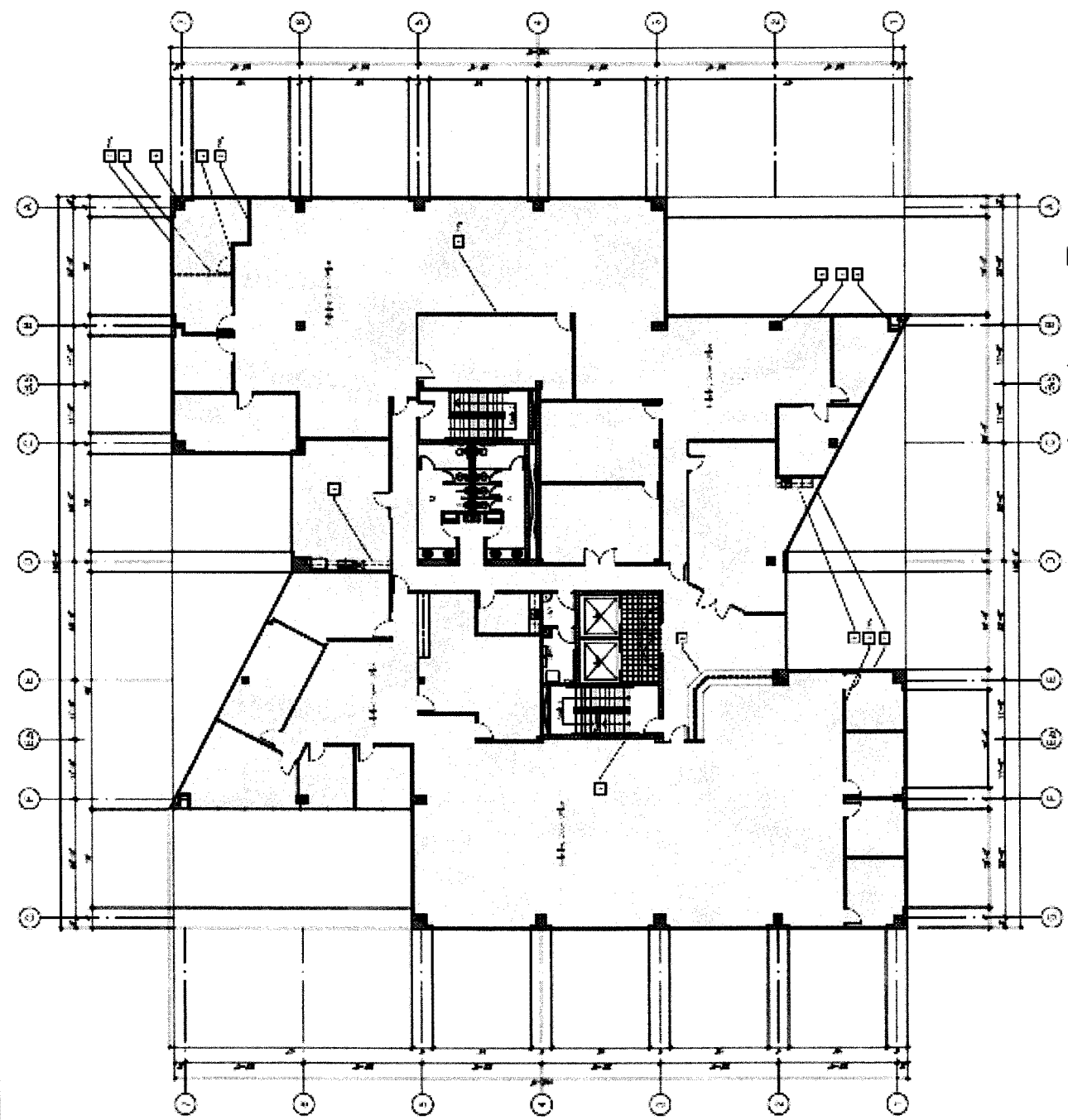
**THE MAGNON COMPANIES**  
 815 Magnolia Avenue  
 Memphis, TN 38103  
 TEL: 901.524.0887  
 FAX: 901.524.2545

**PROJECT**  
 SPRUCE 2  
 WORKFORCE  
 TENANT  
 IMPROVEMENT  
 1100 Spruce Street  
 Memphis, TN 38103

**THREAT**  
 Fourth  
 Floor Plan

DATE: 11/15/05  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT NO.: 05-001  
 SHEET NO.: A2.2

- Floor Plan Notes**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
  - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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  - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.



**Fourth Floor Plan**

Scale: 1/8" = 1'-0"

North Arrow



CARTER GROUP  
**ARCHITECTS INC.**  
 4100 52nd St  
 S.F. CA 94132  
 T: 415.774.1111  
 F: 415.774.1111  
 FAX: 415.774.1111  
 C: 415.774.1111  
 www.cartergroup.com

DEVELOPER

**THE  
 MAGNON  
 COMPANIES**  
 615 Montgomery Avenue  
 Menlo Park, CA 94025  
 TEL: 650.320.8800  
 FAX: 650.320.8845

PROJECT

**SPRUCE 2  
 EDA  
 TENANT  
 IMPROVEMENT**  
 1200 Spruce Street  
 Redwood City, CA 94061  
 940.829.1000

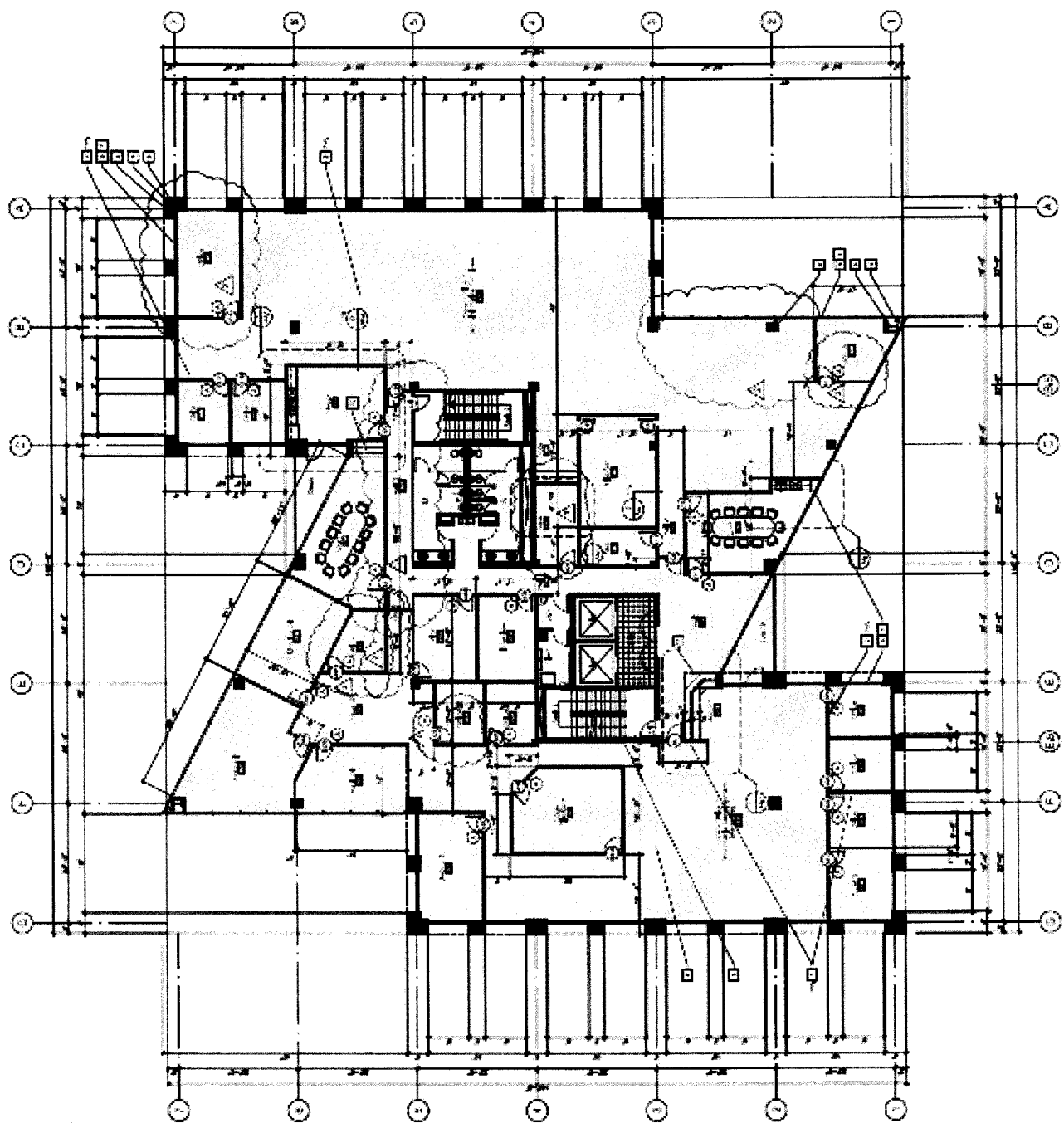
SHEET

Fifth  
 Floor Plan

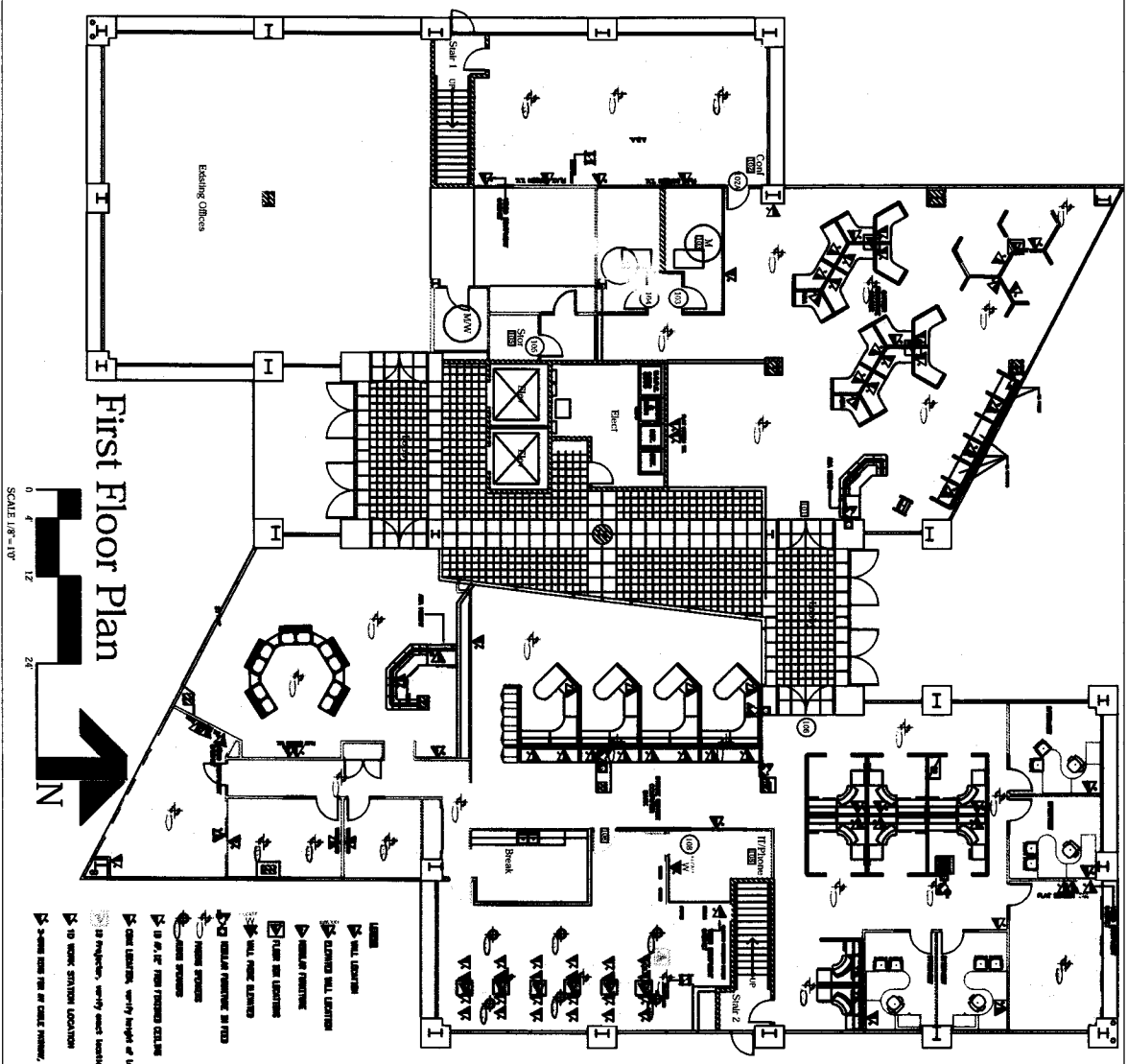
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09/10/01	REVISION 2
10/22/01	REVISION 3
11/14/01	REVISION 4
01/07/02	REVISION 5
03/27/02	REVISION 6
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10/02/17	REVISION 100

A2.4

- Floor Plan Notes**
1. SEE ALL NOTES ON OTHER SHEETS OF THIS SET.
  2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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**Fifth Floor Plan**  
 N  
 12/22/00



First Floor Plan

SCALE 1/8" = 1'-0"

- 1. WALL LIGHTING
- 2. CEILING WALL LIGHTING
- 3. WALL LIGHTING
- 4. CEILING WALL LIGHTING
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KEY NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING AND HEATING CODE (NPHC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL GAS CODE (NAGC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PEST CONTROL CODE (NPPC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL AIR CONDITIONING AND HEATING REFRIGERATION CODE (NACHRC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENERGY CODE (NEC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY CODE (NSC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL TRANSPORTATION CODE (NTC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL COMMUNICATIONS CODE (NCC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL TELEVISION AND SOUND BROADCASTING CODE (NTSBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BROADCASTING CODE (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CABLE TELEVISION CODE (NCTV) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL TELEPHONE CODE (NTC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL TELEVISION CODE (NTV) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOUND BROADCASTING CODE (NSBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CABLE TELEVISION CODE (NCTV) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL TELEPHONE CODE (NTC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

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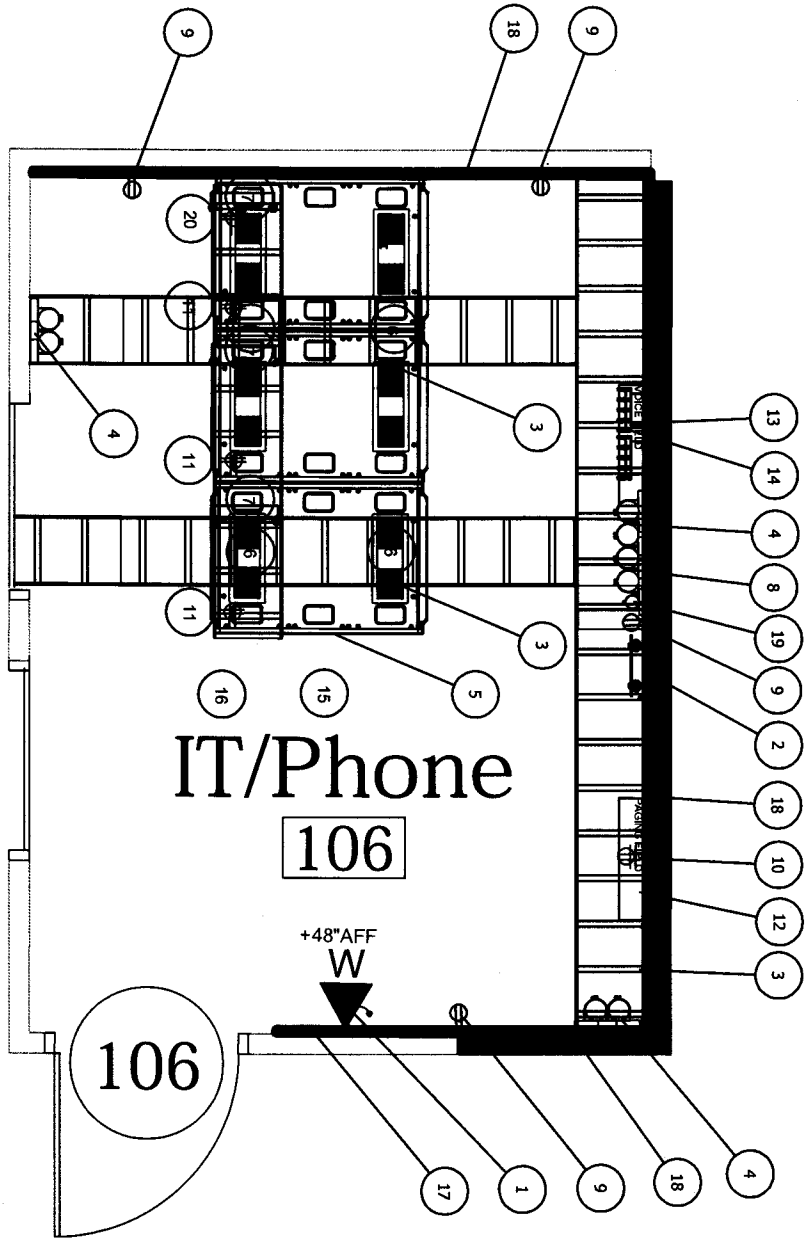
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RWD/C

1472 Spruce St.  
Riverside, CA 92507

DATE: 01/19/2010  
SCALE: N/A  
SHEET TITLE:  
T1-0

SHEET 1 of 2

T1-0



**NOTES FOR THIS SHEET:**

1. REFER TO SHEET T3-0 FOR ROOM AND STRUCTURE.
2. THE ELECTRICAL REQUIREMENTS FOR THE EQUIPMENT AND THE COMMUNICATIONS EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR IN THE COMMUNICATIONS ROOM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL CONNECTIONS TO THE COMMUNICATIONS ROOM. THE ELECTRICAL CONNECTIONS TO THE COMMUNICATIONS ROOM SHALL BE PROVIDED BY THE CONTRACTOR.
3. REFER TO SHEET T3-0 FOR ROOM AND STRUCTURE.
4. THE ELECTRICAL CONNECTION TO THE MAIN ELECTRICAL PANEL SHALL BE PROVIDED BY THE CONTRACTOR.
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DATE	07/18/2010
SCALE	NIS
SHEET TITLE	T3-0
SHEET NUMBER	2 of 2