

FORM APPROVED COUNTY COUNSEL 11/29/15
 BY: GREGORY P. PRIAMOS DATE

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

818



SUBMITTAL DATE:
 November 5, 2015

FROM: Economic Development Agency

SUBJECT: Lease Agreement, Probation Department, Indio, 5 Year Lease, CEQA Exempt, District 4
 [\$843,079], State 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities and Section 15061(b)(3), the common sense exemption;
2. Approve the attached Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within 5 days of approval by the Board.

BACKGROUND:

Summary

(Commences on page 2)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: [Signature] 11/3/15
 Susana Garcia-Bocanegra

[Signature]

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 219,148	\$ 126,836	\$ 843,079	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: State 100%
 Budget Adjustment: No
 For Fiscal Year: 2015/16-2020/21

C.E.O. RECOMMENDATION:

APPROVE

BY: [Signature]
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

By: [Signature]
 Mark A. Hake, Chief Probation Officer
 Probation Department

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 3-26 of 01/07/14 | District: 4 | Agenda Number:

3-12

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

Economic Development Agency

FORM 11: Lease Agreement, Probation Department, Indio, 5 Year Lease, CEQA Exempt, District 4
[\$843,079], State 100%

DATE: November 5, 2015

PAGE: 2 of 3

BACKGROUND:

Summary

On January 7, 2014, under Minute Order 3-26, the Probation Department received Board of Supervisors In-Principle approval to locate leased space in the Desert area. In order to meet the growing needs imposed from Realignment Legislation AB109/117 & 118, the Probation Department requires additional office building space to implement their plan to provide needed services. The Department desires to operate a Day Reporting Center (DRC) on the premises located at 46900A Monroe Street, Suite 101, Indio, California. The location is in close proximity to Probation's field services office which makes it conducive and efficient for Probation to implement their organizational changes in fulfilling the AB109/117 & 118 mandates.

The premises were previously occupied by the County Law Library on a temporary lease to facilitate their eventual occupancy of the new County Law Building in Indio. To accommodate the Probation Department, a new lease has been negotiated and will include tenant improvements to be completed by the Landlord and reimbursed by the County. The scope of the improvements includes interior layout changes, new carpet, new flooring, and an outdoor fenced area for clients.

Pursuant to the California Environmental Quality Act (CEQA), the lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301, Class 1- existing facilities and Section 15061(b)(3), the common sense exemption. The proposed project is the letting of property involving existing facilities with minor tenant improvement alterations for the continuation of an existing use to occur.

Lessor: Norco Capital, LLC
11790 Jersey Boulevard
Rancho Cucamonga, California 91730-4935

Premises Location: 46-900A Monroe Street, Suite 101, Indio, California

Term: Five years commencing upon completion and acceptance of County Improvements. Pursuant to the Lease agreement, the first two month's rent is abated. Anticipated occupancy on or before April 1, 2016

Size: 5,000 square feet

Rent: New
\$ 1.91 per sq. ft.
\$ 9,527.50 per month
\$114,330.00 per year

Rental Adjustment: 2% annually

Utilities: County pays electric, gas and telephone, Landlord pays all others.

Maintenance: Interior County; Exterior Provided by Landlord

Custodial: Provided by Landlord

(Continued)

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Economic Development Agency

FORM 11: Lease Agreement, Probation Department, Indio, 5 Year Lease, CEQA Exempt, District 4
[\$843,079], State 100%

DATE: November 5, 2015

PAGE: 3 of 3

BACKGROUND: (Continued)

Summary

RCIT: \$72,830.00

Improvements: Not to exceed \$129,272.00, to be reimbursed to landlord by County.

Impact on Citizens and Businesses

There are currently two DRC's in Riverside County, located in Riverside and Temecula that offer re-entry programs and services. The DRC's are a collaborative effort between Probation, DPSS, Riverside University Health Systems - Public Health (RUHS-PH) and Riverside University Health Systems – Behavioral Health (RUHS-BH), Riverside County Office of Education (RCOE), Sheriff's Department, Workforce Development, Veterans Services, Child Support Services, Riverside Superior Court Self-Help workshops, and Riverside Community College outreach. In addition to counseling and education services, the DRC's provide supportive services employing Peer Support Specialists to aid offenders in readjusting to a community setting, bus passes, clothing, and food and hygiene kits.

The DRC's provide programs consistent with initiatives and intervention strategies under the Community Corrections Partnership Public Safety Realignment and Post-release Community Supervision Implementation Plan to improve success rates of offenders under supervision. The overall objective is enhanced public safety through proven correctional and justice system practices evidenced to reduce recidivism.

SUPPLEMENTAL:

Additional Fiscal Information

See attached Exhibits A, B & C

Probation will budget these costs in FY 2015/16 thru FY 2020/21 and will reimburse EDA for all lease costs on a monthly basis.

Attachments:

Exhibits A, B & C

Lease Agreement

Notice of Exemption

Aerial Image

Exhibit A

FY 2015/16

Probation DRC

46-900A Monroe Street, Suite 101, Indio, CA 92201

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	5,000	SQFT	
Approximate Cost per SQFT (April-May)	\$	-	
Approximate Cost per SQFT (June)	\$	1.91	
Lease Cost per Month (April-May)	\$	-	
Lease Cost per Month (June)	\$	9,527.50	
Total Lease Cost (April-May)	\$	-	
Total Lease Cost (June)	\$	9,527.50	
Total Estimated Lease Cost for FY 2015/16	\$	9,527.50	

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month (April - June)		<u>\$ 600.00</u>	
Total Estimated Utility Cost	\$	1,800.00	
RCIT	\$	72,830.00	
Tenant Improvement	\$	129,272.00	
EDA Lease Management Fee - 4.12%	\$	<u>5,718.54</u>	
TOTAL ESTIMATED COST FOR FY 2015/16	\$	<u>219,148.04</u>	

Exhibit B

FY 2016/17

Probation DRC

46-900A Monroe Street, Suite 101, Indio, CA 92201

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	5,000	SQFT	
Approximate Cost per SQFT (July-March)	\$	1.91	
Approximate Cost per SQFT (April-June)	\$	1.94	
Lease Cost per Month (July-March)		\$	9,527.50
Lease Cost per Month (April-June)		\$	9,718.05
Total Lease Cost (July-March)		\$	85,747.50
Total Lease Cost (April-June)		\$	29,154.15
Total Estimated Lease Cost for FY 2016/17		\$	114,901.65

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month (July - June)		\$	<u>600.00</u>
Total Estimated Utility Cost		\$	7,200.00
RCIT		\$	-
Tenant Improvement		\$	-
EDA Lease Management Fee - 4.12%		\$	<u>4,733.95</u>
TOTAL ESTIMATED COST FOR FY 2016/17		\$	<u>126,835.60</u>

1 LEASE

2 BETWEEN THE COUNTY OF RIVERSIDE

3 AND NORCO CAPITAL, LLC

4 (46-900A Monroe Street, Suite 101, Indio, CA 92201)

5 NORCO CAPITAL, LLC, a California limited liability company, herein called
6 "Lessor," hereby leases to the COUNTY OF RIVERSIDE, a political subdivision of the
7 state of California, herein called "County," the property described below under the
8 following terms and conditions:
9

10
11 1. **Description.** The Premises leased hereby consist of approximately
12 5,000 square feet of space located within that certain building located at 46-900A
13 Monroe Street, Suite 101, Indio, California, also identified as Assessor's Parcel
14 Number 614-130-024, as more particularly shown on Exhibit "A," attached hereto, and
15 by this reference made a part of this Lease.

16
17 2. **Use.**

18 (a) The Premises are leased to County primarily for the purpose of
19 providing office space for use by its Probation Department as a Day Reporting Center.
20 Subject to Lessor's prior written consent, which consent shall not be unreasonably
21 withheld, County may change such use to that of any other official business of County
22 government except for the detention of prisoners.

23 (b) County shall have the exclusive possession of the Premises and
24 common usage of the walkways, driveways, vehicular parking spaces, and other
25 similar facilities maintained by Lessor for other tenants and the public.

26
27 3. **Term.** The Term of this Lease shall be for a period of sixty (60) months,
28 commencing on the First day of April, 2016 or such earlier date as Lessor shall deliver

1 possession of the Premises to County with Lessor's Work completed (the
2 "Commencement Date").

3
4 4. **Option to Extend.** County shall have the option to extend the term of
5 this Lease for one (1) period of five years, which option shall be exercised by County
6 by giving Lessor notice of its election in writing not later than sixty (60) days prior to the
7 expiration of the initial term of this Lease.

8 5. **Rent.**

9 (a) Primary Lease term. County shall pay to Lessor the monthly sums
10 as Rent for the leased Premises during the Term of this Lease as indicated below:

<u>Amount</u>	<u>Months</u>
\$0.00	1 - 2
\$9,527.50	3 - 12
\$9,718.05	13 - 24
\$9,912.41	25 - 36
\$10,110.66	37 - 49
\$10,312.87	49 - 60

21
22 (b) Option Period. County shall pay to Lessor the monthly sums as
23 Rent for the leased Premises during the option period, if exercised, as indicated below:

<u>Amount</u>	<u>Months</u>
\$10,519.13	61 - 72
\$10,729.51	73 - 84

1	\$10,944.10	85 – 96
2	\$11,162.98	97 – 108
3		
4	\$11,386.24	109 - 120

5 Said monthly sums shall be payable, in advance, on the first day of the month or as
6 soon thereafter as a warrant can be issued in the normal course of the County's
7 business.

8
9 **6. Custodial.**

10 (a) Custodial Services. Lessor shall provide, or cause to be provided,
11 and pay for all custodial services in connection with the leased Premises. Such
12 services shall be provided as set forth in Exhibit "B," attached hereto and by this
13 reference incorporated herein. County shall reimburse Lessor for the costs of janitorial
14 services plus a ten percent (10%) administrative fee monthly upon invoicing by Lessor.
15 The provider of such custodial services will perform background checks through
16 LiveScan or in the manner specified by County, of qualified permanent and temporary
17 employees to determine their suitability for employment. The provider will be bonded
18 in the sum of \$10,000.00 and proof of such insurance, as supplied by the Lessor, shall
19 be furnished prior to the Commencement Date of the Lease. In addition to bonding as
20 required herein, Lessor shall also receive proof of statutory workers' compensation
21 insurance, commercial general liability and vehicle liability insurance from the provider
22 of any custodial functions performed at the Premises.

23
24 (b) County's Right to Provide Custodial Service. If County provides
25 written notice to Lessor of an event or circumstances that require the action of Lessor
26 with respect to the custodial services as set forth in Paragraph 6 and Exhibit "B," and
27 Lessor fails to provide such action as required by the terms of this Lease within three
28 (3) days of receipt of County's written notice, County may take the required action to

1 provide custodial services by its staff or those of a custodial contractor if: (1) County
2 delivers to Lessor an additional written notice advising Lessor that County intends to
3 take the required action if Lessor does not begin the required action within forty-eight
4 (48) hours after Lessor's receipt of written notice from County, and (2) Lessor fails to
5 begin the required work within this forty-eight (48) hour period. Upon demand by
6 County, Lessor shall promptly reimburse County the actual cost and expenses thereof,
7 provided said costs and expenses are reasonable. Should Lessor fail to promptly pay
8 the cost and expenses, County may deduct and offset that amount from Rent payable
9 under this Lease. For purposes of this Section, notice given by County by fax or e-mail
10 shall be deemed sufficient written notice to Lessor.

11 7. **Utilities.** County shall pay for all electric, water, gas and telephone
12 services used in connection with the interior of the leased Premises. Lessor shall
13 provide, or cause to be provided, and pay for all other utility services, including, but not
14 limited to, water, gas, refuse collection and sewer services, as may be required in the
15 maintenance, operation and use of the common areas of the shopping center.
16

17 8. **Maintenance.**

18 (a) Lessor warrants that the leased Premises shall be in good and
19 suitable condition for the uses contemplated herein as of the Commencement Date.
20 County shall keep the interior of the leased Premises in such good condition and
21 maintain and repair the interior of the leased Premises. Lessor shall maintain the
22 exterior of the leased Premises, including, but not limited to pest control services,
23 exterior windows, storefronts, exterior doors, roof, drainage, rooftop HVAC, sidewalks,
24 landscaped areas, exterior lighting, trash, parking lot and parking lot sweeping in good
25 working condition and repair and in compliance with all laws, ordinances, rules and
26 regulations, including, but not limited to, the Americans with Disabilities Act of 1990.
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1 (b) Notwithstanding the provisions contained in Section 8 (a) above, in
2 the event an emergency arises which requires or necessitates repairs to the leased
3 Premises in order to insure the health and safety of persons or property, or both, and
4 Lessor fails or refuses to make such repairs in an expeditious manner, County may
5 undertake such repairs and notify Lessor thereof in writing promptly thereafter. The
6 costs and expenses of such repairs may be deducted from any rents due hereunder.

7
8 **9. Improvements by Lessor.**

9 (a) Lessor shall prepare the Leased Premises for useful occupancy as
10 shown on Exhibit "C-1," attached hereto and by this reference incorporated herein.
11 The cost of such improvements shall not exceed One Hundred Twenty-nine Thousand,
12 Two Hundred Seventy-two and 00/100 Dollars (\$129,272.00), which shall include a
13 contingency for additional items requested by County which are not included in the
14 items contained in Exhibit "C-2." County shall reimburse Lessor for the cost in the
15 Improvements within thirty (30) days of acceptance of the Improvements and receipt
16 from Lessor of i) an itemized statement including the items in Exhibit "C-2" and any
17 contingency items installed, ii) a copy of lien waivers from the General Contractor and
18 any subcontractors employed in completing Lessor's Work, and iii) a copy of a
19 Certificate of Occupancy for the Premises.

20 (b) Lessor recognizes and understands that said preparation of the
21 Premises shall be subject to the provisions contained in the California Labor Code
22 (commencing with Section 1720) relating to general prevailing wage rates and other
23 pertinent provisions therein.

24 (c) Lessor shall comply and stay current with all applicable building
25 codes, which may change from time to time, including, but not limited to, the Americans
26 with Disabilities Act of 1990 in preparing the Premises for occupancy as specified in
27 Section 9 (a) above.
28

1 **10. Improvements by County.**

2 (a) Any alterations, improvements or installation of fixtures or
3 equipment to be accomplished by County shall have the prior written consent of Lessor
4 after County has submitted plans for any such proposed alterations, improvements,
5 fixtures, or equipment installation to Lessor in writing. Such consent shall not be
6 unreasonably withheld by Lessor.
7

8 (b) All movable fixtures and equipment installed by County shall
9 remain County property and may be removed by County at or prior to the expiration of
10 the Lease Term; provided, however, that such removal does not cause injury or
11 damage to the leased Premises. In the event injury or damage to the Premises occurs
12 during such removal, County shall repair the damage and restore the Premises.

13 **11. Signage.**

14 County shall remove the existing Law Library crest and lettering
15 from the south and west sides of the exterior fascia of the Premises and shall repair
16 any holes left in the fascia that remain after such removal. County shall paint the
17 fascia in the areas where the crest and letters were removed to match the color of the
18 remainder of the fascia. Lessor consents to County's placement of new signage for the
19 Probation Department on the front exterior (south side) of the building, which orients
20 toward Dr. Carreon Boulevard, and on the west side exterior of the building, which
21 orients toward Monroe Street. Said signage shall be installed at the County's sole cost
22 and expense. Upon the earlier to occur or the end of the Lease Term, the end of the
23 exercised option period, or earlier termination of the Lease, County shall remove all of
24 its signs from the exterior of the building in which the leased Premises are located,
25 shall repair any holes in the building exterior caused by the installation of such signage,
26 and shall repaint the sign fascia area where the signs were formerly located.
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1 **12. Indemnification and Hold Harmless.**

2 (a) Lessor shall indemnify and hold harmless the County Parties from
3 any liability, including, but not limited to, property damage, bodily injury or death, or
4 from any services provided by Lessor Parties or any act, error, or omission of Lessor
5 Parties or of any invitee, guest, or licensee of Lessor in, on, or about the Project arising
6 out of, from or in any way relating to this Lease. When Indemnifying County Parties,
7 Lessor shall defend at its sole cost and expense, including, but not limited to, attorney
8 fees, cost of investigation, defense and settlements or awards, on behalf of the County
9 Parties in any claim or action based upon such Liability.

10
11 (b) County shall indemnify and hold harmless the Lessor Parties from
12 any liability, including, but not limited to, property damage, bodily injury, or death based
13 or asserted on events which may occur within the County leased Premises and is
14 under the control of the County arising out of or from its use and occupancy relating to
15 this Lease. County Parties shall not indemnify Lessor Parties for liability arising within
16 the County leased Premises when such liability arose out of or from Lessor's
17 responsibilities under the terms of this Lease. County shall defend at its sole cost and
18 expense, including, but not limited to, attorney fees, cost of investigation, defense and
19 settlements or awards, on behalf of the Lessor Parties in any claim or action based
20 upon such liability.

21 (c) With respect to any action or claim subject to indemnification
22 herein, the indemnifying party shall, at their sole cost, have the right to use counsel of
23 their choice and shall have the right to adjust, settle, or compromise any such action or
24 claim without the prior consent of the indemnified party; provided, however, that any
25 such adjustment, settlement or compromise in no manner whatsoever shall limit or
26 circumscribe the indemnifying party's obligation to indemnify as set forth herein.

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1 (d) The indemnifying party's obligation hereunder shall be satisfied
2 when they have provided the indemnified party with the appropriate form of dismissal
3 relieving the indemnified party from any liability for the action or claim involved.

4 (e) The specified insurance limits required in this Lease shall in no
5 way limit or circumscribe the indemnifying party's obligation to indemnify as set forth
6 herein.

7
8 (f) In the event there is conflict between this Section and California
9 Civil Code Section 2782, this Section shall be interpreted to comply with Civil Code
10 Section 2782. Such interpretation shall not relieve the indemnifying party's obligation
11 to provide indemnification to the fullest extent allowed by law.

12 (g) **Survival of Indemnification.** The subsections of this Section 12
13 shall survive the expiration or earlier termination of this Lease until all claims against
14 County Parties involving any of the indemnified matters are fully, finally, and absolutely
15 barred by the applicable statutes of limitations.

16
17 **13. Insurance.**

18 Lessor's Insurance. Without limiting or diminishing any indemnification
19 contained within this Lease, Lessor and/or their authorized representatives, including, if
20 any, a property management company, shall procure and maintain or cause to be
21 maintained, at its sole cost and expense, the following insurance coverage during the
22 term of this Lease.

23
24 (a) Workers' Compensation. Workers' Compensation Insurance
25 (Coverage A) as prescribed by the laws of the State of California. The policy shall
26 include Employers' Liability (Coverage B), including Occupational Disease, with limits
27 of not less than \$1,000,000 per person per accident. The policy shall be endorsed to
28 waive subrogation in favor of the County of Riverside.

1 (b) Commercial General Liability. Commercial General Liability
2 Insurance coverage, including, but not limited to, premises liability, contractual liability,
3 products/completed operations, personal and advertising injury, cross liability coverage
4 and employment practices liability covering bodily injury, property damage, and
5 personal injury arising out of or relating, directly or indirectly, to the design,
6 construction, maintenance, repair, alteration and ownership of the Premises and all
7 areas appurtenant thereto, including claims which may arise from or out of Lessor's
8 operations, use, and management of the Premises, or the performance of its
9 obligations hereunder. The policy shall name the County of Riverside, its Special
10 Districts, Agencies, Districts and Departments, their respective Directors, Officers,
11 Board of Supervisors, elected and appointed officials, employees, agents, independent
12 contractors or representatives as Additional Insured Parties. The policy coverage limits
13 shall not be less than \$1,000,000 per occurrence. If such insurance contains a general
14 aggregate limit, it shall apply separately to this Lease or be no less than two (2) times
15 the occurrence limit.

16 (c) Vehicle Liability. If vehicles or licensed mobile equipment are
17 used on the Project, Lessor shall maintain auto liability insurance for all owned, non-
18 owned, or hired automobiles in an amount not less than \$1,000,000 per occurrence,
19 combined single limit. The policy shall name the County of Riverside, its Special
20 Districts, Agencies, Districts, and Departments, their respective Directors, Officers,
21 Board of Supervisors, elected and appointed officials, employees, agents, independent
22 contractors or representatives as Additional Insured Parties.

23 (d) Property (Physical Damage).

24 (1) All-risk real property insurance coverage, including
25 earthquake and flood, if applicable, for the full replacement cost value of buildings,
26 structures, fixtures, all improvements therein, and building systems on the Project as
27
28

1 the same exist at each anniversary of Commencement Date of the Term of this Lease.
2 The policy shall include Business Interruption, Extra Expense, and Expediting Expense
3 coverage as well as coverage for off-premises power failure. The policy shall name the
4 County as a Loss Payee, as its interests may appear.

5 (2) Boiler and Machinery insurance providing coverage for at
6 least, but not limited to, all high voltage electrical and rotating mechanical equipment
7 on a full replacement cost basis. The policy shall provide Business Interruption, Extra
8 Expense, and Expediting Expense coverage as well as coverage for off-premises
9 power failure. The policy shall name the County as a Loss Payee, as its interests may
10 appear.

11
12 (e) General Insurance Provisions – All Lines.

13 (1) Any insurance carrier providing Lessor's insurance
14 coverage hereunder shall be admitted to the State of California and have an A.M. Best
15 rating of not less than an A:VIII (A:8) unless such requirement is waived, in writing, by
16 the County Risk Manager. If the County's Risk Manager waives a requirement for a
17 particular insurer such waiver shall be valid only for that specific insurer and only for
18 one policy term.

19
20 (2) The Lessor or Lessor's insurance carrier(s) must declare its
21 insurance deductibles or self-insured retentions. If such deductibles or self-insured
22 retentions exceed \$500,000.00 per occurrence, such deductibles and/or retentions
23 shall have the prior written consent of the County Risk Manager before the
24 commencement of the Lease Term. Upon notification of deductibles or self-insured
25 retentions which are deemed unacceptable to the County, at the election of the
26 County's Risk Manager, Lessor's carriers shall either 1) reduce or eliminate such
27 deductibles or self-insured retentions as respects this Lease with the County, or 2)

1 procure a bond which guarantees payment of losses and related investigations, claims
2 administration, defense costs, and expenses.

3 (3) Upon the Commencement Date of this Lease and annually
4 at the Lessor's insurance policy renewal date(s), the Lessor shall cause its insurance
5 carrier(s) to furnish the County of Riverside with 1) a properly executed original
6 Certificate(s) of Insurance and certified original copies of Endorsements effecting
7 coverage as required herein; or 2) if requested to do so orally or in writing by the
8 County Risk Manager, provide original Certified copies of policies, including all
9 Endorsements and all attachments thereto, showing such insurance in in full force and
10 effect. Further, said Certificate(s) and policies of insurance shall contain the covenant
11 that the insurance carrier(s) shall provide no less than thirty (30) days written notice to
12 the County of Riverside prior to any material modification or cancellation of such
13 insurance. In the event of a material modification or cancellation of coverage, this
14 Lease shall terminate forthwith, unless the County of Riverside receives, prior to such
15 effective date, another properly executed original Certificate of Insurance and original
16 copies of endorsements or certified original policies, including all endorsements and
17 attachments thereto, evidencing coverage and the insurance required herein is in full
18 force and effect. Individual(s) authorized by the insurance carrier to do so on its behalf
19 shall sign the original endorsements for each policy and the Certificate of Insurance.
20

21 (4) It is understood and agreed by the parties hereto and the
22 Lessor's insurance company(ies) that the Certificate(s) of Insurance and policies shall
23 so covenant and shall be construed as primary insurance, and the County's insurance
24 and/or deductibles and/or self-insured retentions or self-insured programs shall not be
25 construed as contributory.

26 ///

27 ///

1 **14. Option to Terminate.**

2 County shall have the option to terminate this Lease if the leased
3 Premises are destroyed or damaged to the extent that they cannot be repaired within
4 sixty (60) days after such event. If the damage can be repaired within sixty (60) days,
5 it shall be the duty of the Lessor to make such repairs promptly. During such period,
6 the Rent shall abate pro rata as to any portion of the leased Premises not usable by
7 the County. County reserves the right to determine what, if any, portions of the leased
8 Premises are usable.
9

10 **15. Notices.** Any notices required or desired to be served by either party
11 upon the other shall be addressed to the respective parties as set forth below or to
12 such other addresses as from time to time shall be designated by the respective
13 parties.

14 County:
15 County of Riverside
16 Economic Development Agency
17 Real Estate Division
18 3403 Tenth Street, Suite 400
19 Riverside, California 92501

 Lessor:
 Norco Capital, LLC
 11790 Jersey Boulevard
 Rancho Cucamonga, CA 91730-4935
 Attention: David Wu

20 **16. Quiet Enjoyment.** Lessor covenants that County shall at all times
21 during the term of this Lease peaceably and quietly have, hold and enjoy the use of
22 the leased Premises as long as County shall fully and faithfully perform the terms and
23 conditions that it is required to do under this Lease.

24 **17. Breach by Lessor.**

25 (a) Lessor's Default. Except as provided to the contrary in this Lease,
26 Lessor's failure to perform any of its obligations under this Lease shall constitute a
27 default by Lessor under the Lease if the failure continues for thirty (30) days after
28 Lessor's receipt of written notice of the failure from County. If the required

1 performance by Lessor cannot be completed within thirty (30) days, Lessor's failure to
2 perform shall constitute a default under the Lease unless Lessor undertakes to cure
3 the failure within thirty (30) days and diligently and continuously attempts to complete
4 the cure of the failure as soon as reasonably possible.

5 (b) County's Right to Cure Lessor's Default and Deduct Cost. Except
6 as provided to the contrary in this Lease, if County provides notice to Lessor of
7 Lessor's failure to perform any of its obligations under this Lease and Lessor fails to
8 provide such action as required by the terms of this Lease within the period specified,
9 County may take the required action if: (a) County delivers to Lessor an additional
10 written notice advising Lessor that County intends to take the required action if Lessor
11 does not begin the required action within ten (10) days after the written notice and (b)
12 Lessor fails to begin the required action within this ten (10) day period.

13 (c) Rent Setoff. If, within thirty (30) days after receipt of County's
14 written demand for payment of County's costs incurred in taking such action on
15 Lessor's behalf, Lessor has not paid the invoice or delivered to County a detailed
16 written objection to it, County may deduct from Rent payable by County under this
17 Lease the amount set forth in the invoice plus interest at the then maximum legal rate
18 of interest from the date that these costs are incurred until the date of County's Rent
19 setoff.
20

21 18. **Binding on Successors.** The terms and conditions herein contained
22 shall apply to and bind the heirs, successors in interest, executors, administrators,
23 representatives and assigns of all of the parties hereto.

24 19. **Severability.** The invalidity or any provision in the Lease, as determined
25 by a court of competent jurisdiction, shall in no way affect the validity of any other
26 provision hereof.
27
28

1 20. **Venue.** Any action at law or in equity brought by either of the parties
2 hereto for the purpose of enforcing a right or rights provided for by this Lease shall be
3 tried in a court of competent jurisdiction in the County of Riverside, State of California.
4 The parties hereto waive all provisions of law providing for a change of venue in such
5 proceedings to any other county.

6 21. **Attorneys' Fees.** In the event of any litigation between Lessor and
7 County to enforce any of the provisions of this Lease or any right of either party hereto,
8 the unsuccessful party to such litigation agrees to pay to the successful party all costs
9 and expenses, including reasonable attorneys' fees, incurred therein by the successful
10 party, all of which shall be included in and be a part of the judgment rendered in such
11 litigation.

12 22. **County's Representative.** County hereby appoints the Assistant County
13 Executive Officer/EDA as its authorized representative to administer this Lease.

14 23. **Entire Lease.** This Lease is intended by the parties hereto as a final
15 expression of their understanding with respect to the subject matter hereof and as a
16 complete and exclusive statement of their terms and conditions thereof and
17 supersedes any and all prior and contemporaneous leases, agreements, and
18 understandings, oral or written, in connection therewith. This Lease may be changed
19 or modified only upon the written consent of the parties hereto.

20 24. **Interpretation.** The parties hereto have negotiated this Lease at arm's
21 length with advice from their respective attorneys. No provision contained herein shall
22 be construed against a party solely because such party prepared this Lease in its
23 executed form.

24 25. **Termination of Existing Lease.** County presently leases the Premises
25 pursuant to a Lease dated March 23, 2013. That Lease is for a two-year period, which
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1 expired on March 31, 2015. That Lease contains two Options to Extend the Term of
2 the Lease for consecutive periods on one (1) year each, with written notice to Lessor of
3 County's election to exercise such options delivered to Lessor at least sixty (60) days
4 prior to the end of the Lease Term, or the end of the first Option Period, as appropriate.
5 County exercised the first Option Period contained in said Lease, which Option Period
6 will expire on March 31, 2016. County does not intend to exercise the second Option
7 to Extend the term of said Lease. It is understood and agreed by Lessor and County
8 that the existing Lease shall terminate on the Commencement Date of this Lease and
9 this Lease shall then replace such existing Lease.

10 **26. First Opportunity to Lease adjacent space.** Should the adjoining
11 space (Suite 102), which is presently occupied by California Family Life, aka Sheltering
12 Palms, become available to lease during the term of this Lease, County shall have a
13 one-time right to also lease that space. Such right shall exist for a period of thirty (30)
14 days after the space has become vacant and Lessor has sent written notice to County
15 that the space is available to lease. County shall provide Lessor with written notice of
16 its exercise of its right to lease such adjacent space. The existing Lease shall then be
17 amended to add the adjacent space to the Premises covered by this Lease at the
18 same rental rates as are then current in this Lease and also due during the remainder
19 of the Lease Term.

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1 27. **County Approval.** This Lease shall not be binding or consummated until
2 it has been approved by the County.

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COUNTY OF RIVERSIDE

NORCO CAPITAL, LLC (Lessor)

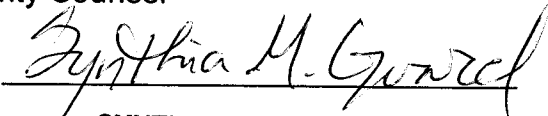
By: _____
Marion Ashley, Chairman
Chairman, Board of Supervisors

By: 
David Wu
Managing Member

ATTEST:
Clerk of the Board

By: _____
Deputy

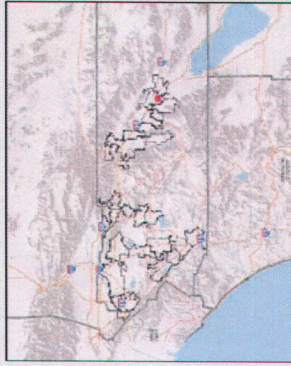
APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: 
SYNTHIA M. GUNZEL
Deputy County Counsel

TA:ra/100115/004PR/17.732 S:\Real Property\TYPING\Docs-17.500 to 17.999\17.732.doc

Probation Day Reporting Center Lease

APN 614-130-024



Legend

- RCLIS Parcels

Notes

EXHIBIT A

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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**COUNTY OF RIVERSIDE
Economic Development Agency
Real Estate Division**

**CUSTODIAL SERVICES REQUIREMENTS
FOR LEASED FACILITIES**

1. Background checks shall be performed, in a manner specified by County, of all qualified permanent and temporary employees.
2. Provide all required services and supplies.
3. Perform services five days a week during the hours of 5:00 pm to 1:00 am only.
4. Provide and replace all fluorescent light tubes and incandescent light bulbs using only those types of tubes and bulbs that are energy efficient as indicated by manufacturer. Fixture reflectors shall be wiped clean with each relamping.
5. Lessor and custodial staff shall be responsible for key control. Issuing keys to workers, collecting said keys at shift end and retrieving keys at the end of custodian's employment. If keys are lost, stolen or misplaced, rekeying costs are landlord's responsibility.
6. **SPECIFIC SERVICES** – Frequency and coverage:

A. **Daily:**

1. Rest Rooms:

Empty all trash containers, refill dispensers, damp mop floors, clean, sanitize and polish all plumbing fixtures, chrome fittings, flush rings, drain and overflow outlets, clean and polish mirrors, clean wall adjacent to hand basins/urinals, dust metal partitions, remove finger prints from walls, switches, etc.

2. Lobby Area – Main Corridors – Stairways:

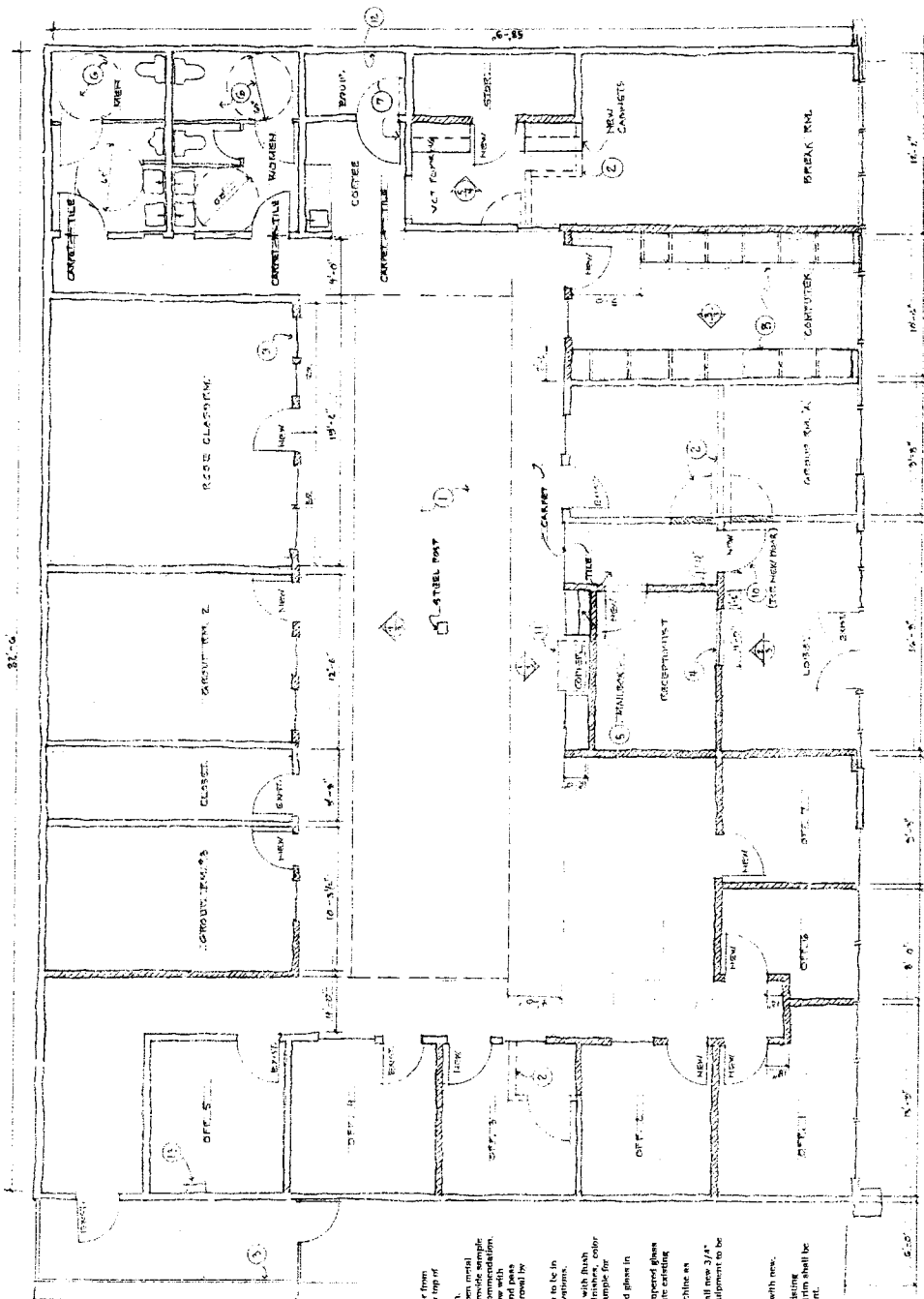
Remove trash, vacuum, vacuum/damp mop tile, clean lobby and entrance doors, clean and sanitize drinking fountains.

3. Employee Break Rooms/Kitchen:

Remove trash from building and deposit in dumpster, vacuum rugs and carpet, wipe spills, mop tile floor, remove fingerprints from doors, light switches, etc., and refill dispensers.

4. General and Private Areas:

Remove trash, vacuum carpets, mop tile floors, spot clean interior partition glass, clean counter tops and blackboards, dust desks,



NOTES

1. There are miscellaneous anchor bolts in the floor from previous tenant. Remove bolts and fill holes flush to top of concrete floor.
2. Provide and install walls, doors, and windows as shown.
3. Provide and install walls, doors, and windows as shown. Provide finish, 3/4" thick with lockable latch, white color. Provide sample for approval by tenant. Install per manufacturer's recommendations.
4. Provide and install new cabinets and shelving as shown with flush tempered glass, cut out for water communications, and pass through for documents. Provide final details for approval by tenant.
5. Tenant provides multibox and contractor installs.
6. Verify or provide modifications to existing bathstalls to be in line with ADA requirements.
7. Increase door swing to 20" with 1/2" A, where noted otherwise.
8. Provide and install new cabinets and shelving as shown with flush tempered glass, cut out for water communications, and pass through for documents. Provide final details for approval by tenant.
9. Provide finish to match existing with tempered glass in metal frame.
10. Typical new doors shall match existing with tempered glass in line, metal frame, 1 1/2" thick as shown. OK to relocate existing being removed.
11. Provide and install new space for free standing copier machine as shown, to be approved by tenant.
12. Remove existing miscellaneous wiring and install new 2/0" aluminum raceway. The raceway shall be 2" high for equipment to be installed by tenant.
13. Existing access wedges to roof.

FLOORING

Existing carpet shall be removed and replaced with new. The entire wall shall be retained, back new and existing construction. Walls shall be flat (face, frame and trim shall be semi-gloss enamel). Colors to be approved by tenant.

LEGEND

- EXISTING WALL
- DEMOLITION
- NEW CONSTRUCTION

REVISED PLAN

1/8" = 1'-0"

**RAY
ROOKER
ARCHITECT**

architecture
interior design
landscape
49410 Briana Ct.
La Jolla, CA 92037
(760) 564-6708
rrook@rayr.com
Cal. Lic. C05955

Contractor

Interior Tenant Improvement work
for 46-900A MONROE ST.
RTM Management LLC
ATTN: DAVID W.
39th 101, Indio, CA
1 800 226-9616

Date: 10/10/2016
Revision:
10 MAY 2015
10 MAY 2014
10 MAY 2013
(1) NAME REVISION

Sheet No.

3

7

EXHIBIT C - 2

1.) Demolition:

Remove all existing glued-down carpet in suite. Demo some existing walls as per drawings supplied by the architect. Cut off steel bolts in flooring as necessary. Cut and remove part of the ceramic tiles in the front reception area to accommodate new room framing. Remove and safely store suspended ceiling tiles as necessary for wall changes, etc. Remove and dispose of all demolition debris in a proper and safe manner.

2.) Framing:

Frame new walls as per drawings supplied by Architect using 3 5/8" metal studs and tracks. Metal studs are 25 gauge steel. Attach tracks to concrete floor with powder actuated fasteners as necessary. Frame all door and window openings as per drawings. Frame in all openings as indicated on drawings. Install a plywood board in phone/data utility room as per drawings. Remove and dispose of all framing material debris in a proper and safe manner.

3.) Electrical:

Relocate approximately thirteen (13) existing 2' x 4' fluorescent lights as per drawings. Remove approximately 4 outlets as per drawings and all wirings in existing walls that were removed as per drawings. Install approximately 36 new outlets in new framed offices and group rooms. Install A/B switching for lighting in new offices and group rooms. Install 1" conduit for phone/date lines in new build out areas as per plan. In existing offices, existing phone/date ports and conduit will be used for phone/data lines. All phone and date lines by other contractor, NO cost for any date lines or connections included in estimate. Install one (1) 20 amp 208 volt circuit for printer/copier/fax machine. Install two (2) new 20 amp 120 volt circuits with two (2) duplex outlets in phone/data utility closet. Install a #6 solid ground wire from the units subpanel to the phone/data utilities room. Install one (1) new single phase 208 volt circuit from units subpanel to roof mounted new Mini-split AC unit. Remove all electrical work debris and dispose of in a proper manner.

4.) Air Conditioning:

Relocate existing ceiling registers as necessary for new office/group room build out. Does not include any repairs/service to existing AC system other than register changes. Contractor assumes that system is adequate and in good working order. No changes of or additional thermostats included. Install a new single phase 1 ton ductless mini-split AC unit. Outdoor unit to be roof mounted and the indoor receiver unit to be installed in the phone/data utilities closet and run on a separate (from main system) thermostat.

5.) Sheetrock:

Install new 5/8" sheetrock to new walls and patch existing walls as necessary. Sheetrock to be fastened to metal studs with 1 5/8" sheetrock screws. Supply and install Trimtex mud on ceiling band at top of all new walls to finish to existing suspended ceiling grid. Tape, mud and texture sheetrock to match existing finish as close as possible. Remove and dispose of all demolition and construction debris in a proper and safe manner.

6.) Windows and Doors:

Supply and install twelve (12) new 3070 white timely frames, 3070 one light doors with tempered glass panel. Supply and install one (1) new 3070 white timely frame with a 3070 SCHB door with a 12" x 12" single glaze utility lite in opening between Lobby and work area. Relocate existing doors as needed as per drawings and reverse the opening swing on the phone/data utility closet door. Install new dull chrome hinges and keyed levers in all doors (including existing). Supply and install at front

EXHIBIT C - 2

lobby a 48" x 48" satin anodized inset transaction window with 12" steel shelf and deal tray. Window has ¼" tempered glass with a speak-thru (location specified by customer). Supply and install twelve (12) white timely frame 3040 windows, location as per drawings plus one in reception office (not shown on drawings). Install ¼" tempered clear glass panels in window frames.

7.) Fire Sprinkler System:

Create Fire Department submittals to obtain fire department permit. Shut down of fire sprinkler system to be done by owner or representative. This estimate assumes the original "Shell and Core" was properly designed and installed. Adjust all existing sprinkler-heads to meet NFPA13 and local authority requirements. Relocate or add sprinkler-heads as necessary for new wall lay out. Use hangers as necessary. Test and inspection included.

8.) Suspended Ceiling:

Reinstall existing stored ceiling tiles as necessary. Replace broken tiles with new white Cortega #769 by Armstrong tiles. Cut tiles for new lighting lay out and around new/relocated sprinkler-heads.

9.) Painting:

Caulk cracks and spot prime existing sheetrock walls as necessary. Tape off or drop-sheet cover areas as necessary to protect. Prime all new sheetrock with a quality sheetrock primer. Prime all new doors with a quality white primer. Paint all walls with a quality acrylic Behr paint in a flat finish. Paint all doors with a quality acrylic Behr paint in a semi-gloss finish. All colors to be selected by customer.

10.) Flooring:

Scrape remaining glue on the floor left over from previously removed carpet. Prep for new flooring as necessary. Supply and install vinyl tiles "Landscape" in a rolling hills color in all common areas, break room and group rooms (approximately 3,650 square feet). Vinyl flooring tiles are attached to concrete floor with Taylor 2027 adhesive for vinyl flooring. Supply and install 24" x 24" Voltage

10.) Flooring Continued:

carpet tiles in a 938 Mineral color in all offices and in area of cubicles (approximately 1150 square feet). Carpet tiles are glued down to concrete floor with a Taylor 2091 adhesive. Install a transition molding between carpet tiles and vinyl tiles in cubicle area. Supply and install new 4" vinyl cove base (approximately 950 lineal feet). Remove all flooring debris and dispose of in a proper manner.

11.) Miscellaneous Work:

Install a 5' (please note Architect only shows a 4') Navajo White fence (to match existing at the back of the building) with a 39" gate. Fence will be installed at the side of the building by emergency exist door. Approximately 27 lineal feet of fence to be installed as per drawings. Attach a privacy perforated metal panel at the front part of the fence (approximately 3 feet) and on the gate. Install an emergency push bar open/closer on the interior of the gate. **NO** privacy panels included for the rest of the fence.

Install two (2) countertops in computer room as per drawings. Countertop will have a laminate finish selected by customer from a selection supplied by contractor. Countertop will have wood framed with sheetrock covered support/divider walls below counter as per drawings.

Perform a basic clean-up of unit at the end of all construction work and dispose of all debris in a proper manner.

Schedule and perform a final walk through with customer. (One Hundred Seventeen Thousand, Five Hundred and Twenty Dollars) \$117,520.00



NOTICE OF EXEMPTION

September 30, 2015

Project Name: County of Riverside, New Lease, Probation Day Reporting Center (DRC)

Project Number: FM0412600004

Project Location: 46-900A Monroe Street, Suite 101, Indio, California 92201;
Assessor Parcel Number: 614-130-024 (see attached exhibits)

Description of Project: On January 7, 2014, under Minute Order 3-26, the Probation Department received Board of Supervisors In-Principle approval to locate leased space in the Desert area. In order to meet the growing needs imposed from Realignment Legislation AB109/117 & 118, the Probation Department requires additional office building space to effectuate their plan to implement needed services. The Department desires to operate a Day Reporting Center at 46900A Monroe Street, Suite 101, Indio, California. The location's close proximity to Probation's field services office makes it conducive and efficient for Probation to implement their organizational changes in fulfilling some of the AB109/117 & 118 mandates. To accommodate the Probation Department, County of Riverside (County) proposes to enter into a new lease with Norco Capital, LLC (Lessor). The lease will include tenant improvements to be completed by the Landlord and reimbursed by County. The premises consists of approximately 5,000 square feet of space and was previously occupied by the Law Library on a temporary lease to facilitate their eventual occupancy at the new County Law Building in Indio. The scope of the improvements includes interior layout changes, new carpet, new flooring, and an outdoor fenced area for clients. The existing structure is located in a developed area of Indio and any future improvements would have no impacts on biological or cultural resources. Further, the size and scale of such improvements would not result in traffic, noise, or air quality impacts during construction. The proposed project is the letting of property involving existing facilities; no expansion of an existing use will occur.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency;

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b)(3), General Rule or "Common Sense" Exemption.

Reasons Why Project is Exempt: The Project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact.

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8914 • F: 951.955.4484

www.rivceda.org

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Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement


Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

The new lease and minor tenant improvement alterations is not anticipated to result in any significant physical environmental impacts.

- Section 15301 – Class 1 Existing Facilities Exemption. This exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The Project as proposed is a new lease with minor tenant improvements. Any proposed or additional future improvement made would not involve any changes to land use, the existing building, or environment. The lease will not increase or expand the use of the site, and merely allows for the continued use of the site in a similar capacity; therefore, the Project meets the scope and intent of the Class 1 Exemption.
- Section 15061 (b)(3) – “Common Sense” Exemption. In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *Muzzy Ranch Co. v Solano County Airport Land Use Comm’n* (2007) 41 Cal.4th 372.

With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed new lease and minor tenant improvements will not have an effect on the environment. The use and operation of the facility will be substantially similar to the existing uses and will not create any new environmental impacts to the surrounding area. Additionally, any upgrades to the site would only entail minor tenant improvements which would not result in any direct or indirect physical environmental impacts. Therefore, in no way would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 2/30/15

John Alfred, Acting Senior Environmental Planner
County of Riverside, Economic Development Agency

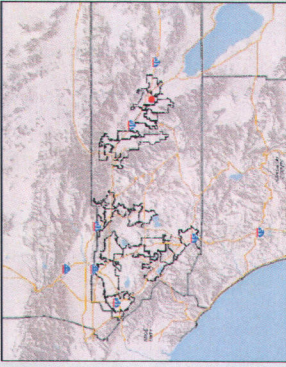
Probation Day Reporting Center Lease

APN 614-130-024



Legend

RCLIS Parcels



Notes
Form 11 - 5 year lease

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: New Lease, Probation Day Reporting Center (DRC), Indio

Accounting String: 524830-47220-7200400000- FM0412600004

DATE: September 30, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: John Alfred, Acting Senior Environmental Planner, Economic Development Agency

Signature:  _____

PRESENTED BY: Tonja Acosta, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: September 24, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: John Alfred, Acting Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0412600004**
New Lease, Probation Day Reporting Center (DRC), Indio

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

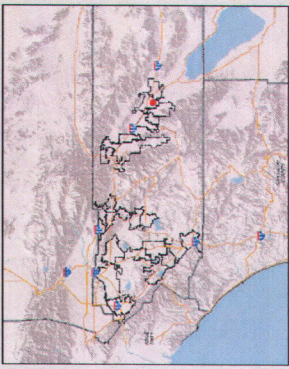
After posting, please return the document to Mail Stop #1330 Attention: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10th Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.

Attachment

cc: file

Probation Day Reporting Center Lease

APN 614-130-024



Legend

- RCLIS Parcels



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Notes
Form 11 - 5 year lease