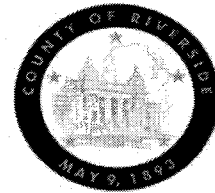


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
3.8  
(ID # 3265)

MEETING DATE:

Tuesday, January 31, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): First Amendment to Lease,  
Riverside County Library System, CEQA Exempt, District 2, [\$2,266,420]; County  
Library Fund 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities and Section 15061(b)(3);
2. Approve the attached First Amendment to Lease 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 for posting within five working days.

ACTION: Policy, CIP

Robert Field, Assistant County Executive Officer/EDA

1/17/2017

Ivan Chand

1/24/2017

Rohini Danka

1/23/2017

Gregory V. Priarios, Director County Counsel

1/17/2017

---

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried,  
IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 31, 2017  
xc: EDA, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$268,015	\$192,500	\$2,266,420	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> County Library Fund 100% (previously approved)			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	
			2016/17-2026/27	

**BACKGROUND:**

**Summary**

The First Amendment to Lease represents a request from the Riverside County Library System to reduce the square footage of the premises from 10,430 to 10,019 square feet. The reduction in square footage is due to the relocation of the library main entrance to the East side of the building. Landlord shall cover the cost of insulating all interior walls and installing dual glazed laminate on interior windows. Landlord shall pay for the furniture procurement and installation payment of \$176,005.60 to ensure furniture is ordered, delivered and installed in a timely manner. The Riverside County Library System will reimburse Landlord.

Pursuant to the California Environmental Quality Act (CEQA), the First Amendment to Lease was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines 15301, Class 1-Existing Facilities and Section 15061(b)(3). The proposed project, the First Amendment to Lease, is the continuation of the letting of property involving existing facilities with minor or negligible tenant improvement alterations and expansion of an existing use will occur.

The attached First Amendment to Lease is summarized below:

**Lessor's Address:** Town & Country Investments LP  
1551 15<sup>th</sup> Street  
Santa Monica, CA 90404

**Premises Location:** 3240 Hamner Avenue  
Norco, CA 92860

**Size:** Existing 10,430 sq. ft.                      Reduction 411 sq. ft.  
Totals 10,019 sq. ft.

**Rent:**                      Current                      New  
\$        1.40 per sq. ft.                      \$        1.40 per sq. ft.  
\$ 14,602.00 per month                      \$ 14,026.60 per month

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

	\$175,224.00 per year	\$168,319.20 per year
Annual Increases:	Two percent annual increase	
Custodial:	Landlord	
Maintenance:	Landlord	
Utilities:	County pays for electric, Landlord pays for everything else	
Stationary Shelving, Furniture, Fixture & Equipment (FF&E):	\$176,005.60	

The attached First Amendment to Lease has been reviewed and approved by County Counsel as to legal form.

**C.E.O. RECOMMENDATION:** Approve

**Impact on Citizens and Businesses**

The Library provides a positive benefit to the citizens of this region of the County. Businesses in the area will also benefit from the added activity and the positive economic impact that County occupancy and long term jobs provide to a region.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

See attached Exhibits A, B & C.

The lease payments will be reduced from originally budgeted amounts based on the reduction in square footage. Savings are projected at approximately \$700,000 for FY 16/17, \$9,000 for FY 17/18, and \$21,000 for FY 18/19 through 26/27.

There are sufficient funds in the County Library Fund FY 2016/17 budget to fund this facility. No additional County funds are required.

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

**Contract History and Price Reasonableness**

This is a ten year Lease.

**Attachments:**

Exhibits A, B & C

First Amendment to Lease

Notice of Exemption

Aerial Map

# Exhibit A

FY 2016/17

## RUHS - Behavioral Health Lease Cost Analysis 3240 Hamner Avenue , Suite 101B, Norco, California

### ESTIMATED AMOUNTS

#### Total Square Footage to be Leased:

Existing Office: 10,430  
New Office: 10,019 SQFT

Approximate Cost per SQFT (Jul - Oct) -  
Approximate Cost per SQFT (Nov - Jan) \$ -  
Approximate Cost per SQFT (Feb - June) \$ 1.40

Lease Cost per Month (Jul - Oct) \$ -  
Lease Cost per Month (Nov - Jan) \$ -  
Lease Cost per Month (Feb - June) \$ 14,026.60

Total Lease Cost (Jul - Oct) \$ -  
Total Lease Cost (Nov - Jan) \$ -  
Total Lease Cost (Feb - June) \$ 70,133.00  
**Total Estimated Lease Cost for FY 2016/17** \$ **70,133.00**

#### Estimated Additional Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs per Month (Jul - Oct)  
Estimated Utility Costs per Month (Nov - Jan) \$ 1,251.60  
Estimated Utility Costs per Month (Feb - June) \$ 1,202.28  
Total Estimated Utility Cost \$ 9,766.20

Furniture \$ 176,005.60

EDA Lease Management Fee - 4.92% \$ 12,110.02

**Total Estimated Cost for FY 2016/17** \$ **268,014.82**

Previously Approved Cost for FY 2016/17 \$ 965,111.23

**AMOUNT FOR FY 2016/17** \$ **(697,096.41)**

# Exhibit B

FY 2017/18

## Riverside County Library Lease Cost Analysis

3240 Hamner Avenue, Norco, CA

### **ESTIMATED AMOUNTS**

#### **Total Square Footage to be Leased:**

Current Office:	10,019	SQFT	
Approximate Cost per SQFT (Jul - Jan)	\$	1.40	
Approximate Cost per SQFT (Feb - June)	\$	1.43	
Lease Cost per Month (Jul - Jan)	\$	14,026.60	
Lease Cost per Month (Feb - June)	\$	14,307.13	
Total Lease Cost (Jul - Jan)	\$	98,186.20	
Total Lease Cost (Feb - June)	\$	71,535.66	
<b>Total Estimated Lease Cost for FY 2017/18</b>	<b>\$</b>	<b>169,721.86</b>	

#### **Estimated Additional Costs:**

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		<u>\$</u>	<u>1,202.28</u>
Total Estimated Utility Cost	\$		14,427.36
EDA Lease Management Fee (Based @ 4.92%)		<u>\$</u>	<u>8,350.32</u>
Total EDA Lease Management Fee	\$		8,350.32
<b>TOTAL ESTIMATED COST FOR FY 2017/18</b>	<b>\$</b>		<b><u>192,499.54</u></b>
Previously Approved Cost for FY 2017/18	\$		201,315.49
<b>AMOUNT FOR FY 2017/18</b>	<b>\$</b>		<b><u>(8,815.95)</u></b>

# Exhibit C

**FY 2018/19 to FY 2026/27  
Riverside County Library Lease Cost Analysis  
3240 Hamner Avenue, Norco, CA**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office: 10,019 SQFT

	FY 2018/19	FY 2019/20	FY 2020/21 - FY2026/27
Approximate Cost per SQFT (Jul - Jan)	\$ 1.43	\$ 1.46	
Approximate Cost per SQFT (Feb - June)	\$ 1.46	\$ 1.49	
Lease Cost per Month (Jul - Jan)	\$ 14,307.13	\$ 14,593.27	\$ 110,660.35
Lease Cost per Month (Feb - June)	\$ 14,593.27	\$ 14,885.14	\$ 95,775.21
Total Lease Cost (Jul - Jan)	\$ 100,149.92	\$ 102,152.92	\$ 774,622.45
Total Lease Cost (Feb - June)	\$ 72,966.37	\$ 74,425.70	\$ 478,876.05
<b>Total Estimated Lease Cost for FY 2018/19 to FY 2026/27</b>	<b>\$ 173,116.30</b>	<b>\$ 176,578.62</b>	<b>\$ 1,253,498.50</b>

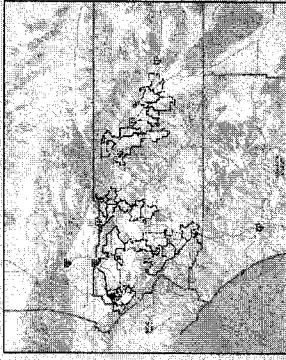
**Estimated Additional Costs:**

Utility Cost per Square Foot	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 1,202.28	\$ 1,202.28	\$ 1,202.28
Total Estimated Utility Cost	\$ 14,427.36	\$ 14,427.36	\$ 94,980.12
EDA Lease Management Fee (Based @ 4.92%)	\$ 8,517.32	\$ 8,687.67	\$ 61,672.13
<b>TOTAL ESTIMATED COST FOR FY 2018/19 to FY 2026/27</b>	<b>\$ 196,060.98</b>	<b>\$ 199,693.65</b>	<b>\$ 1,410,150.74</b>
Previously Approved Cost for FY 2018/19 to FY2026/27	\$ 205,041.41	\$ 208,841.86	\$ 1,415,468.78
<b>AMOUNT FOR FY 2017/18</b>	<b>\$ (8,980.43)</b>	<b>\$ (9,148.21)</b>	<b>\$ (5,318.03)</b>

TOTAL COST

F11: Total Cost \$ (729,359.04)

**Norco Library**  
3240 Hamner Avenue, Norco



Legend

Notes

**\*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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1 **FIRST AMENDMENT TO LEASE**  
2 **3240 Hamner Avenue, Norco, California**  
3

4 **THIS FIRST AMENDMENT TO LEASE** ("1<sup>st</sup> Amendment"), dated as of  
5 January 31, 2017, is entered by and between the COUNTY OF RIVERSIDE, a  
6 political subdivision of the State of California, as Lessee, and TOWN & COUNTRY  
7 INVESTMENTS LP, as Lessor, sometimes collectively referred to as the "Parties".

8 **RECITALS**

9 a. Lessor and County have entered into that certain Lease, dated June 7,  
10 2016, (the "Original Lease") pursuant to which Lessor has agreed to lease to County  
11 and County has agreed to lease from Lessor that certain building located at 3240  
12 Hamner Avenue, Norco, California (the "Building"), as more particularly described in  
13 the Lease (the "Original Premises").

14 b. The Original Lease together with this Amendment are collectively referred  
15 to as the "Lease".

16 c. The Parties now desire to amend the Lease to reduce the square  
17 footage, the rental amounts, minor improvements to the offices, procure and install  
18 furniture and make reference to Suite 101B, which was assigned to the Library prior to  
19 the Certificate of Occupancy.

20 **NOW THEREFORE**, for good and valuable consideration the receipt and  
21 adequacy of which is hereby acknowledged, the Parties agree as follows:

22 1. **DEFINED.** Section 2.2 of the Original Lease is hereby amended by the  
23 following:

24 2.2 The Library address is 3240 Hamner Avenue, Suite 101B, Norco,  
25 California. The 10,430 square feet has been reduced to 10,019 square feet due to the  
26 relocation of the library main entrance to the East side of the building, as outlined in  
27 Exhibit "A" attached hereto and incorporated herein.

28  
JAN 31 2017 3.8

1           2.     **RENT.** Section 5.1 and 5.2 of the Original Lease is hereby amended by  
2 the following:

3                 5.1    Upon execution of the First Amendment to Lease, County shall pay  
4 to Lessor the sum of \$14,026.60 monthly.

5                 5.2    The monthly rent shall be increased two (2%) percent annually.

6           3.     **IMPROVEMENTS BY LESSOR.** Section 11.1 of the Original Lease is  
7 hereby amended to add Subsection 11.1.9.

8                 11.1.9 Lessor shall cover the cost of insulating all interior walls and  
9 installing dual glazed laminate on interior windows.

10          4.     **TENANT IMPROVEMENT REIMBURSEMENT.** Section 5.3 of the  
11 Original Lease is hereby amended by the following.

12                 5.3    Lessor shall pay for the furniture procurement and installation  
13 payment of \$176,005.60. Riverside County Library System will reimburse Landlord.

14          5.     **CAPITALIZED TERMS.** First Amendment to Prevail. Unless defined  
15 herein or the context requires otherwise, all capitalized terms herein shall have the  
16 meaning defined in the Lease, as heretofore amended. The provisions of this First  
17 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,  
18 as heretofore amended, and shall supplement the remaining provisions thereof.

19          6.     **MISCELLANEOUS.** Except as amended or modified herein, all terms of  
20 the Original Lease shall remain in full force and effect and shall apply with the same  
21 force and effect. Time is of the essence in this Amendment and the Lease and each  
22 and all of their respective provisions. Subject to the provisions of the Lease as to  
23 assignment, the agreements, conditions and provisions herein contained shall apply to  
24 and bind the heirs, executors, administrators, successors and assigns of the parties  
25 hereto. If any provision of this Amendment or the Lease shall determine to be illegal or  
26 unenforceable, such determination shall not affect any other provision of the Lease and  
27 all such other provisions shall remain in full force and effect. The language in all parts  
28 of the Lease shall be construed according to its normal and usual meaning and not

1 strictly for or against either Lessor or Lessee. Neither this Amendment, nor the  
2 Original Lease, nor any notice nor memorandum regarding the terms hereof, shall be  
3 recorded by Lessee.

4 7. **EFFECTIVE DATE.** This First Amendment to Lease shall not be binding  
5 or consummated until its approval by the Riverside County Board of Supervisors and  
6 fully executed by the Parties.

7 IN WITNESS WHEREOF, the parties have executed this Amendment as of the  
8 date first written above.

9 LESSEE:

LESSOR:

10 COUNTY OF RIVERSIDE,  
11 a political subdivision of the  
12 State of California

TOWN & COUNTRY INVESTMENTS, LP

13  
14 By: 

Chairman JOHN TAVAGLIONE  
Board of Supervisors

By: 

Michael Rahimi, Managing Member

17 ATTEST:

18 Kecia Harper-Ihem  
19 Clerk of the Board

20 By: 

Deputy

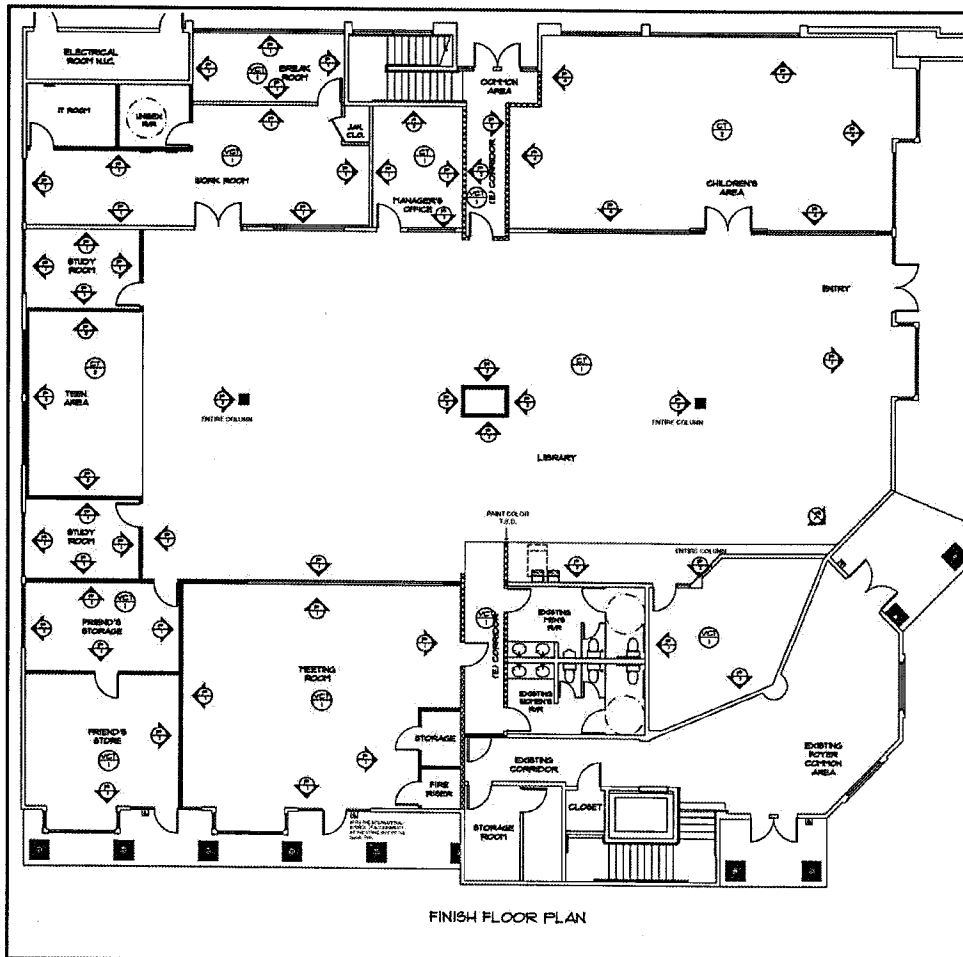
22 APPROVED AS TO FORM:

23 Gregory P. Priamos, County Counsel

24  
25 By: 


R. Todd Fraum  
Deputy County Counsel

27 MH:ra/011117/429ED/18.588 S:\Real Property\TYPING\Docs-18.500 to 18.999\18.588.doc



KEY FINISH SCHEDULE	
SYMBOL	DESCRIPTION
(1)	CARPET T.I.E. CHOCOLATE GRAYING-SHOW SHEET MAIN LIBRARY AREA, MANAGER'S OFFICE
(2)	CARPET T.I.E. DUB OGDEN-SHOW SHEET TEEN AREA, CHILDREN'S AREA
(3)	V.G.T. BARNWOOD-SHOW SHEET ENTRY, CORRIDORS, MEETING ROOM, FRIENDS STORE, WORK ROOM, BREAK ROOM
(4)	PAINT, GULF BLUE-GAUSBY-WILLIAMS SYSTEM MAIN LIBRARY COLOR
(5)	PAINT, BUTTER CHOCOLATE-SHERWIN WILLIAMS SYSTEM MAIN LIBRARY ACCENT COLOR
(6)	PAINT, OLDFIELD-SHERWIN WILLIAMS SYSTEM TEEN ACCENT COLOR
(7)	PAINT, MATURE ORANGE-SHERWIN WILLIAMS SYSTEM CHILDREN'S AREA ACCENT COLOR

ALL WINDOWS SHALL BE TINTED. MESH BLINDS SHALL BE INSTALLED AT THE FRIENDS STORE AND THE MEETING ROOM.

  
 PROJECT: TOWN & COUNTY HOSPITAL  
 3240 HANOVER AVE.  
 NORCO, CA  
 TITLE: FINISH FLOOR PLAN

DRAWN BY: DI  
 JOB NO.: 15-344  
 SCALE: 3/16" = 1'-0"  
 SHEET NO.: A-26

EXHIBIT "A"



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

2/6/17  
Date

VB  
Initial

## NOTICE OF EXEMPTION

December 14, 2016

**Project Name:** County of Riverside, Norco Library, First Amendment to Lease Agreement

**Project Number:** FM0411900429

**Project Location:** 3240 Hamner Road, north of Town and Country Drive, Norco, California 92860; APN 129-230-058; (See Attached Exhibit)

**Description of Project:** The County of Riverside (County) entered into a Lease Agreement with Town & Country Investments LP (Lessor) on June 7, 2016 for the building located at 3240 Hamner Avenue, in the City of Norco, on APN 129-230-058. A structural steel brace holding up the second floor resulted in the need to relocate the main entrance of the library to the east side of the building. As a result of the relocation of the main entrance, the square footage of the building is being reduced from 10,430 square feet to 10,919 square feet. The First Amendment to Lease reduces the square footage of the leased facility to 10,919 square feet and is defined as the proposed project under the California Environmental Quality Act (CEQA). The proposed Project would involve the continuation of the letting of property involving the new Library. The project will result in a reduction of leased space and no expansion will occur. The operation of the facility will continue to provide library services and no additional direct or indirect physical environmental impacts are anticipated.

**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 CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

**Reasons Why Project is Exempt:** The proposed Project is categorically 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 an impact to an environmental resource of hazardous or critical concern nor does the Project include unusual circumstances which could have the possibility a significant effect on the environment. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the First Amendment to the Lease Agreement.

JAN 31 2017 3.8

www.rivcoeda.org

Administration  
Aviation  
Business Intelligence  
Cultural Services  
Community Services  
Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

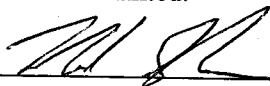
Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical 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 limited to a reduction in the amount of leased space and will not increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **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 *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed First Amendment to the Lease and reduced leased area will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts beyond the ongoing, existing use of the site would occur. 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: \_\_\_\_\_

12/15/16

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Norco Library, First Amendment to Lease Agreement**

**Accounting String: 524830-47220-7200400000 - FM0411900429**

DATE: December 14, 2016

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: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Maribel Hyer, Real Property Agent III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: December 14, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0411900429**  
Norco Library, First Amendment to Lease Agreement

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: Mike Sullivan, Senior Environmental Planner,**

**Economic Development Agency,**

**3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

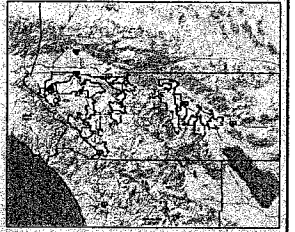
**If you have any questions, please contact Mike Sullivan at 955-8009.**

Attachment

cc: file



**Norco Library**  
3240 Hamner Avenue, Norco



Legend



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**\*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.

Notes

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