

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All that real property located in the County of Riverside legally described as follows:

LOTS 7,8,9,10 AND 11 THROUGH 18, IN BLOCK 85 OF AMENDED MAP OF MECCA TOWNSITE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APNS: 727-193-027, 727-193-028 AND 727-193-041

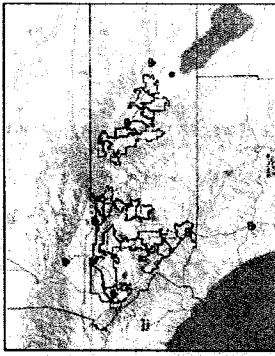
EXHIBIT B

LEASED PREMISES SITE MAP

(behind this page)

Mecca Post Office

727-193-028



Legend

- City Boundaries
- Cities
- World Street Map

Notes
FD Partners LLC

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.

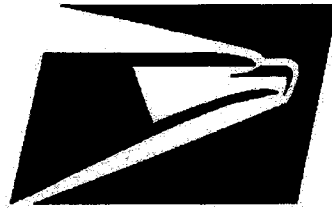
REPORT PRINTED ON... 10/25/2016 5:00:48 PM
© Riverside County RCIT GIS



0 133

266 Feet





UNITED STATES
POSTAL SERVICE™

Lease

MECCA - MAIN OFFICE (054842-001)
91307 2ND ST, MECCA, CA 92254-6515

OCT 05 2010 4.5



Lease

Facility Name/Location

**MECCA - MAIN OFFICE (054842-001)
91307 2ND ST, MECCA, CA 92254-6515**

**County:Riverside
Lease:F00000282193**

This Lease made and entered into by and between COUNTY OF RIVERSIDE, REDEVELOPMENT AGENCY hereinafter called the Landlord, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Landlord hereby leases to the Postal Service and the Postal Service leases from the Landlord the following premises, hereinafter legally described in paragraph 7, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' attached hereto and made a part hereof.

Upon which is a brick/block building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET
Net Interior Floor Space	1,750

Total Site Area: 2,645.00

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the following term:

FIXED TERM: The term becomes effective October 05, 2010 with an expiration date of October 04, 2015, for a total of 5 Years.

3. **RENTAL:** The Postal Service will pay the Landlord an annual rental of: \$13,825.00 (Thirteen Thousand Eight Hundred Twenty Five and 00/100 Dollars) payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated.

Rent checks shall be payable to:

**COUNTY OF RIVERSIDE
REDEVELOPMENT AGENCY
RE: MECCA, CA - MAIN POST OFFICE
3133 MISSION INN AVENUE
RIVERSIDE, CA 92507-4138**

4. **RENEWAL OPTIONS:** The Lease may be renewed at the option of the Postal Service, for the following separate and consecutive terms and at the following annual rentals:

EFFECTIVE DATE	EXPIRATION DATE	PER ANNUM RENTAL
10/05/2015	10/04/2020	\$15,208.00

provided that notice is sent, in writing, to the Landlord at least 90 days before the end of the original lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

5. **OTHER PROVISIONS:** The following additional provisions, modifications, riders, layouts, and/or forms were agreed upon prior to execution and made a part hereof:

Utilities Services & Equipment Rider, Maintenance Rider - USPS Responsibility.

6. **TERMINATION:**

None, except as specified elsewhere in this Lease.

7. **LEGAL DESCRIPTION:**

All that certain plot of land situated on Lots 9 and 10, Block 85, amended map of Mecca Townsite as per Book 9 of Maps page 93, County of Riverside, State of California.



Addendum

Facility Name/Location

MECCA - MAIN OFFICE (054842-001)
91307 2ND ST, MECCA, CA 92254-6515

County: Riverside
Lease: F00000282193

8. RELOCATION:

In the event the Landlord redevelops the property and/or develops the adjacent property, the Landlord may, at his sole cost and expense, relocate the Postal Service to a mutually agreeable location. Prior to relocation the Landlord and the Postal Service shall agree on annual rent for the new space.



Lease

EXECUTED BY LANDLORD this _____ day of _____, _____.

GOVERNMENTAL ENTITY

By executing this Lease, Landlord certifies that Landlord is not a USPS employee or contract employee (or an immediate family member of either), or a business organization substantially owned or controlled by a USPS employee or contract employee (or an immediate family member of either).

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

Marianne Aschley
Chairman, Board of Directors

ATTEST:

Kecia Harper-Ihem, Deputy
Kecia Harper-Ihem, Clerk of the Board

APPROVED AS TO FORM:

Anita Willis
Patricia J. Walls, County Counsel
By: Anita Willis
Deputy County Counsel

Landlord's Address: Re: Mecca, CA – Main Post Office, 3403 10TH Street, Suite 500, Riverside, CA 92501-3658

Telephone No.: (951) 955-3084 Fax No.: Tax ID: XX-XXX0930

E-mail Address:

Witness

Witness

- a. Where the Landlord is a governmental entity or other municipal entity, the Lease must be accompanied by documentary evidence affirming the authority of signatory(ies) to execute the Lease to bind the governmental entity or municipal entity for which he (or they) purports to act.
- b.. Any notice to Landlord provided under this Lease or under any law or regulation must be in writing and submitted to Landlord at the address specified above, or at an address that Landlord has otherwise appropriately directed in writing. Any notice to the Postal Service provided under this Lease or under any law or regulation must be in writing and submitted to "Contracting Officer, U.S. Postal Service" at the address specified below, or at an address that the Postal Service has otherwise directed in writing.

ACCEPTANCE BY THE POSTAL SERVICE

11/7/10
Date

Laureen A. Yamakido
Laureen A. Yamakido, Contracting Officer

Pacific Facilities Service Office
395 Oyster Point Blvd., Suite 225
South San Francisco CA 94080-0300

OCT 05 2010 45



General Conditions to USPS Lease

1. CHOICE OF LAW

This Lease shall be governed by federal law.

2. RECORDING

Not Required

3. MORTGAGEE'S AGREEMENT

If there is now or will be a mortgage on the property which is or will be recorded prior to the recording of the Lease, the Landlord must notify the contracting officer of the facts concerning such mortgage and, unless in his sole discretion the contracting officer waives the requirement, the Landlord must furnish a Mortgagee's Agreement, which will consent to this Lease and shall provide that, in the event of foreclosure, mortgagee, successors, and assigns shall cause such foreclosures to be subject to the Lease.

4. ASSIGNMENTS

a. The terms and provisions of this Lease and the conditions herein are binding on the Landlord and the Postal Service, and all heirs, executors, administrators, successors, and assigns.

b. If this contract provides for payments aggregating \$10,000 or more, claims for monies due or to become due from the Postal Service under it may be assigned to a bank, trust company, or other financing institution, including any federal lending agency, and may thereafter be further assigned and reassigned to any such institution. Any assignment or reassignment must cover all amounts payable and must not be made to more than one party, except that assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in financing this contract. No assignment or reassignment will be recognized as valid and binding upon the Postal Service unless a written notice of the assignment or reassignment, together with a true copy of the instrument of assignment, is filed with:

1. the contracting officer; and
2. the surety or sureties upon any bond.

c. Assignment of this contract or any interest in this contract other than in accordance with the provisions of this clause will be grounds for termination of the contract for default at the option of the Postal Service.

d. Nothing contained herein shall be construed so as to prohibit transfer of ownership of the demised premises, provided that:

1. such transfer is subject to this Lease agreement; and
2. both the original Landlord and the successor Landlord execute the standard *Certificate of Transfer of Title to Leased Property and Lease Assignment and Assumption* form to be provided by the USPS Contracting Officer; and in the case of new leased space projects, the lease may only be assigned or ownership of the property transferred following commencement of the fixed term, unless prior written consent is obtained from the Postal Service.

5. APPLICABLE CODES AND ORDINANCES

The Landlord, as part of the rental consideration, agrees to comply with all codes and ordinances applicable to the ownership and operation of the building in which the rented space is situated and to obtain all necessary permits and related items at no cost to the Postal Service. When the Postal Service or one of its contractors (other than the Landlord) is performing work at the premises, the Postal Service will be responsible for obtaining all necessary and applicable permits, related items, and associated costs.

6. SUBLEASE

The Postal Service may sublet all or any part of the premises or assign this lease but shall not be relieved from any obligation under this lease by reason of any subletting or assignment.

7. RESTORATION AND ALTERATIONS

a. Upon written notification by Landlord within 30 days of the expiration or termination of this Lease, the Postal Service shall restore the premises to a "broom clean" and usable condition, excepting the following: reasonable and ordinary wear and tear; and damages by the elements or by circumstances over which the Postal Service has no control. If Landlord provides the above notice, the Postal Service and Landlord shall negotiate and reach agreement on necessary items of restoration and the reasonable cost for restoration; the Postal Service shall pay Landlord this agreed-upon amount and shall have no further restoration duties under this Lease.

b. The Postal Service shall have the right to make alterations, attach fixtures and erect additions, structures or signs in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions or structures so placed in, upon or attached to the said premises shall be and remain the property of the Postal Service and may be removed or otherwise disposed of by the Postal Service.



General Conditions to USPS Lease

8. CLAIMS AND DISPUTES

- a. This contract is subject to the Contract Disputes Act of 1978 (41 U.S.C. 601-613) ("the Act").
- b. Except as provided in the Act, all disputes arising under or relating to this contract must be resolved under this clause.
- c. "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. However, a written demand or written assertion by the Landlord seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as required by subparagraph d below. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim under the Act. The submission may be converted to a claim under the Act by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

d. A claim by the Landlord must be made in writing and submitted to the contracting officer for a written decision. A claim by the Postal Service against the Landlord is subject to a written decision by the contracting officer. For Landlord claims exceeding \$100,000, the Landlord must submit with the claim the following certification:

"I certify that the claim is made in good faith, that the supporting data are accurate and complete to the best of my knowledge and belief, that the amount requested accurately reflects the contract adjustment for which the Landlord believes the Postal Service is liable, and that I am duly authorized to certify the claim on behalf of the Landlord."

The certification may be executed by any person duly authorized to bind the Landlord with respect to the claim.

e. For Landlord claims of \$100,000 or less, the contracting officer must, if requested in writing by the Landlord, render a decision within 60 days of the request. For Landlord-certified claims over \$100,000, the contracting officer must, within 60 days, decide the claim or notify the Landlord of the date by which the decision will be made.

f. The contracting officer's decision is final unless the Landlord appeals or files a suit as provided in the Act.

g. When a claim is submitted by or against a Landlord, the parties by mutual consent may agree to use an alternative dispute resolution (ADR) process to assist in resolving the claim. A certification as described in subparagraph d of this clause must be provided for any claim, regardless of dollar amount, before ADR is used.

h. The Postal Service will pay interest on the amount found due and unpaid from:

1. the date the contracting officer receives the claim (properly certified if required); or
2. the date payment otherwise would be due, if that date is later, until the date of payment.

i. Simple interest on claims will be paid at a rate determined in accordance with the Act.

j. The Landlord must proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the contracting officer.

9. HAZARDOUS/TOXIC CONDITIONS CLAUSE

"Asbestos containing building material" (ACBM) means any material containing more than 1% asbestos as determined by using the method specified in 40 CFR Part 763, Subpart E, Appendix E. "Friable asbestos material" means any ACBM that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

The Landlord must identify and disclose the presence, location and quantity of all ACBM or presumed asbestos containing material (PACM) which includes all thermal system insulation, sprayed on and troweled on surfacing materials, and asphalt and vinyl flooring material unless such material has been tested and identified as non-ACBM. The Landlord agrees to disclose, to the best of its knowledge, any information concerning the presence of lead-based paint, radon above 4 pCi/L, and lead piping or solder in drinking water systems in the building, to the Postal Service.

Sites cannot have any contaminated soil or water above applicable federal, state or local action levels or undisclosed underground storage tanks. Unless due to the act or negligence of the Postal Service, if contaminated soil, water, underground storage tanks or piping or friable asbestos material or any other hazardous/toxic materials or substances as defined by applicable Local, State or Federal law are subsequently identified on the premises, the Landlord agrees to remove such materials or substances upon notification by the Postal Service at Landlord's sole cost and expense in accordance with EPA and/or State guidelines; prior to accomplishing this task, Landlord must seek written approval by the USPS Contracting Officer of the contractor and scope of work, such approval not to be unreasonably withheld. If ACBM is subsequently found in the building which reasonably should have been determined, identified, or known to the Landlord, the Landlord agrees to conduct, at Landlord's sole expense, an asbestos survey pursuant to the standards of the Asbestos Hazard Emergency Response Act (AHERA), establish an Operations and Maintenance (O&M) plan for asbestos management, and provide the survey report and plan to the Postal Service. If the Landlord fails to remove any friable asbestos or hazardous/toxic materials or substances, or fails to complete an AHERA asbestos survey and O&M plan, the Postal Service has the right to accomplish the work and deduct the cost plus administrative costs, from future rent payments or recover these costs from Landlord by other means, or may, at its sole option, cancel this Lease. In addition, the Postal Service may proportionally abate the rent for any period the premises, or any part thereof, are determined by the Postal Service to have been rendered unavailable to it by reason of such condition.



General Conditions to USPS Lease

The Landlord hereby indemnifies and holds harmless the Postal Service and its officers, agents, representatives, and employees from all claims, loss, damage, actions, causes of action, expense, fees and/or liability resulting from, brought for, or on account of any violation of this clause.

The remainder of this clause applies if this Lease is for premises not previously occupied by the Postal Service.

By execution of this Lease the Landlord certifies:

- a. that the property and improvements are free of all contamination from petroleum products or any hazardous/toxic or unhealthy materials or substances, including friable asbestos materials, as defined by applicable State or Federal law;
- b. that there are no undisclosed underground storage tanks or associated piping, ACBM, radon, lead-based paint, or lead piping or solder in drinking water systems, on the property; and
- c. it has not received, nor is it aware of, any notification or other communication from any governmental or regulatory entity concerning any environmental condition, or violation or potential violation of any local, state, or federal environmental statute or regulation, existing at or adjacent to the property.

10. FACILITIES NONDISCRIMINATION

- a. By executing this Lease, the Landlord certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform services at any location under its control where segregated facilities are maintained.
- b. The Landlord will insert this clause in all contracts or purchase orders under this Lease unless exempted by Secretary of Labor rules, regulations, or orders issued under Executive Order 11246.

11. CLAUSES REQUIRED TO IMPLEMENT POLICIES, STATUTES, OR EXECUTIVE ORDERS

The following clauses are incorporated in this Lease by reference. The text of incorporated terms may be found in the Postal Service's Supplying Principles and Practices, accessible at www.usps.com/publications.

Clause 1-5, *Gratuities or Gifts* (March 2006)

Clause 1-6, *Contingent Fees* (March 2006)

Clause 9-3, *Davis-Bacon Act* (March 2006)¹

Clause 9-7, *Equal Opportunity* (March 2006)²

Clause 9-13, *Affirmative Action for Handicapped Workers* (March 2006)³

Clause 9-14, *Affirmative Action for Disabled Veterans and Veterans of the Vietnam Era* (March 2006)⁴

Clause B-25, *Advertising of Contract Awards* (March 2006)

Note: For purposes of applying the above standard clauses to this Lease, the terms "supplier," "contractor," and "lessor" are synonymous with "Landlord," and the term "contract" is synonymous with "Lease."

¹ For premises with net interior space in excess of 6,500 SF and involving construction work over \$2,000.

² For leases aggregating payments of \$10,000 or more.

³ For leases aggregating payments of \$10,000 or more.

⁴ For leases aggregating payments of \$25,000 or more.



Maintenance Rider USPS Responsibility (Partial)

1. The Postal Service shall maintain the demised premises (including repair and replacement of items, if necessary), except for those items specifically made the responsibility of the Landlord in Paragraph 3 below. The responsibility of the Postal Service as stated herein will be fulfilled at such time and in such manner as the Postal Service considers necessary to keep the demised premises in proper condition.
2. The term "demised premises" as used in this rider includes the premises described in the Lease, the improvements and appurtenances to such premises and all equipment and fixtures furnished, or to be furnished, by the Landlord under this Lease.
3. During the continuance of the Lease, the Landlord is responsible for maintenance of, repairs to, and, if necessary, replacement of:
 - a. All common or joint use interior and exterior areas and common or joint use equipment and systems that may be included as part of this lease.
 - b. All structural elements, including but not limited to: the foundation; column supports; bearing walls; floors, not including floor covering.
 - c. All parts of the roof system including, but not limited to: the roof covering; flashing and insulation; roof beams, joists, and deck; soffit and fascia; and gutters and downspouts. The Postal Service will be responsible for regular cleaning of gutters and downspouts connected to the outer edge (i.e., the eaves area) of the roof; Landlord will be responsible for regular cleaning of any other gutters, downspouts, troughs, scuppers, roof drains, etc.
 - d. Damage resulting from termites and any other wood-eating insects, including inspection, prevention and eradication.
 - e. Defects in building construction or installation of equipment, fixtures, or appurtenances furnished by the Landlord.
 - f. Damage from fire or other casualties, unless such casualties were caused by the negligence of employees or agents of the Postal Service.
 - g. Items of repair performed by the Postal Service due to the failure of any element for which the Landlord is responsible.
 - h. Landlord is responsible for any necessary replacement of the well and septic systems, including lateral fields, during the continuance of the lease. If replacement of either system becomes necessary as a result of the failure of that system, the Landlord remains responsible for providing an operating well system and septic system. Landlord is also responsible for any inspections of these systems required by governing bodies. The Postal Service is responsible for maintenance of the well system and septic system, including any necessary pumping and cleaning of the septic system.
4. If the demised premises or any portion thereof are damaged or destroyed by fire or other casualty, Acts of God, of a public enemy, riot or insurrection, vandalism, or are otherwise determined by the Postal Service to be unfit for use and occupancy, or whenever there is a need for maintenance, repair, or replacement which is the Landlord's obligation under this Maintenance Rider, the Postal Service will require the Landlord to rebuild or repair the premises as necessary to restore them to tenable condition to the satisfaction of the Postal Service. The Postal Service will, except in emergencies, provide the Landlord with written notice stating a reasonable time period for completion of all necessary repairs. (A copy of any such notice shall be sent to the Landlord's mortgagee and any assignee of monies due or to become due under this Lease whose names and addresses have been furnished to the Postal Service by the Landlord. Failure to give such written notice to the Landlord or to the mortgagee or assignee shall not affect the Postal Service's rights to recover expended costs under this provision, provided that the costs expended by the Postal Service are reasonable in amount.) The Postal Service, acting through the Contracting Officer, may proportionately abate the rent for any period the premises, or any part thereof, are determined by the Postal Service to have been rendered untenable, or unfit for use and occupancy, by reason of such condition.



Maintenance Rider USPS Responsibility (Partial)

If the Landlord (or the mortgagee or assignee, on behalf of the Landlord) fails to prosecute the work with such diligence as will ensure its completion within the time specified in the notice (or any extension thereof as may be granted at the sole discretion of the Postal Service), or fails to complete the work within said time, the Postal Service shall have the right to perform the work (by contract or otherwise), and withhold the cost plus any administrative cost and/or interest, from rental payments due or to become due under this Lease. Alternatively, the Contracting Officer may, if the demised premises are determined to be untenable or unfit for use or occupancy, with reasonable discretion, cancel this Lease in its entirety, without liability.

The remedies provided in this section are non-exclusive and are in addition to any remedies available to the Postal Service under applicable law.

5. The Landlord must:

- a. comply with applicable Occupational Safety and Health Standards, title 29 Code of Federal Regulations (CFR) (including but not limited to Parts 1910 and 1926), promulgated pursuant to the authority of the Occupational Safety and Health Act of 1970 (OSHA); and
- b. comply with any other applicable federal, state, or local regulation governing workplace safety to the extent they are not in conflict with a; and
- c. take all other proper precautions to protect the health and safety of:
 - (1) any laborer or mechanic employed by the Landlord in performance of this agreement;
and
 - (2) Postal Service employees; and,
 - (3) the public.

The Landlord must include this clause in all subcontracts hereunder and require its inclusion in all subcontracts of a lower tier. The term "Landlord" as used in this clause in any subcontract must be deemed to refer to the subcontractor.



Utilities, Services, & Equipment Rider

Facility Name/Location

MECCA - MAIN OFFICE (054842-001)
91307 2ND ST, MECCA, CA 92254-6515

County: Riverside
Lease: F00000282193

1. HEAT

Landlord must furnish heating system in good working order, in accordance with the Maintenance Rider, during the continuance of the lease. Any investigative or remediation cost associated with a release of fuel from the system, including any fuel tank, shall be the responsibility of the Landlord, unless the release is caused by the act or negligence of the Postal Service. The Postal Service pays all recurring fuel charges, provided such charges are separately metered for postal consumption.

2. AIR CONDITIONING

Landlord must furnish air conditioning equipment in good working order, in accordance with the Maintenance Rider, during the continuance of the lease. The Postal Service pays for recurring charges for power for the equipment, provided the power is separately metered for postal consumption.

3. ELECTRICITY

Landlord must furnish a separately metered electrical system in good working order for the demised premises, in accordance with the Maintenance Rider, during the continuance of the lease. The Postal Service will pay all recurring electric bills.

4. LIGHT

Landlord must provide light fixtures in good working order, in accordance with the Maintenance Rider, during the continuance of the lease. Landlord is not responsible for replacement of light bulbs.

5. WATER

Landlord must furnish a potable water system in good working order, in accordance with the Maintenance Rider, during the continuance of the Lease. The Postal Service pays for all recurring water bills during the continuance of the Lease, provided a separate meter or separate invoice is furnished by the appropriate authority.

6. SEWER

Landlord must furnish a sewer system in good working order, in accordance with the Maintenance Rider, during the continuance of the Lease. The Postal Service pays for all recurring sewer bills during the continuance of the Lease, provided a separate meter, or separate invoice is furnished by the appropriate authority.

7. TRASH

The Postal Service agrees to furnish and pay for all trash removal for the demised premises during the continuance of the Lease.

8. SNOW

Not Applicable



Lease Amendment

Facility Name/Location

MAIN OFFICE (054842-001)
91307 2ND ST, MECCA, CA 92254-6515

Amendment No: 002

Lease: F00000052904

This refers to the Lease accepted by the United States Postal Service, hereinafter called the Postal Service, under date of 03/26/1999, whereby there is leased to the Postal Service the above-described facility.

WHEREAS, the Postal Service desires and Landlord is willing to amend the Lease as specified below;

NOW THEREFORE, in consideration of the mutual covenants and agreements herein set forth, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, effective on the date this document is executed by the Postal Service.

Correct Paragraph 6 of lease dated 3/26/1999 to read Maintenance Rider-USPS to match rider contained in lease.

In all other respects, the Lease shall remain the same and is hereby confirmed.



Lease Amendment

Facility Name/Location

MECCA - MAIN OFFICE (054842-001)
91307 2ND ST MECCA CA 92254-9998

Amendment Number

Project F60580 001

This refers to the Lease accepted by the United States Postal Service, hereinafter called the Postal Service, under date of 03/26/1999 whereby there is leased to the United States Postal Service the above-described postal facility.

WHEREAS the Postal Service desires and Lessor is willing to:
establish the annual rate for the renewal option period.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein set forth, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree to amend the Lease as follows, effective 10/05/2005

The annual rent for the period October 5, 2005 through October 4, 2010 shall be \$16,875 per Paragraph 4 of Lease dated March 26, 1999.

In all other respects, the Lease shall remain the same and is hereby confirmed.

Date: 7/7/03

LILLIAN L. LEON, TRUSTEE

Print Lessor's Name

ROBERT C. LEON, TRUSTEE

Print Lessor's Name

Lillian L. Leon Trustee
Signature

Robert C. Leon
Signature

R C & L L LEON TRUSTEES

INTERVIVOS REVOCABLE TRST •• DECLARATION 1986 •• 42710 SOMERSET WAY BERI

Number and Street Name, City, State and ZIP+4 Address of Lessor

760
6197 345-0252
Telephone Number

Acceptance By The Postal Service.

JACK DAVIDSON

Contracting Officer

[Signature]
Signature of Contracting Officer

7/21/03
Date



Lease Amendment

Facility Name/Location

MECCA - MAIN OFFICE (054842-001)
91307 2ND ST MECCA CA 92254-9996

Amendment Number

Project: F60580 001

This refers to the Lease accepted by the United States Postal Service, hereinafter called the Postal Service, under date of 03/26/1999 whereby there is leased to the United States Postal Service the above-described postal facility.

WHEREAS the Postal Service desires and Lessor is willing to:
establish the annual rate for the renewal option period.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein set forth, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree to amend the Lease as follows, effective 10/05/2005

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Date: 7/7/03

LILLIAN L. LEON, TRUSTEE

Print Lessor's Name

ROBERT C. LEON, TRUSTEE

Print Lessor's Name

Lillian L. Leon Trustee
Signature
Robert C. Leon
Signature

R C & L L LEON TRUSTEES

INTERVIVOS REVOCABLE TRST • DECLARATION 1986 • 42710 SOMERSET WAY BERL

Number and Street Name, City, State and ZIP+4 Address of Lessor

760
(619) 345-0252
Telephone Number

Acceptance By The Postal Service

JACK DAVIDSON

Contracting Officer

[Signature]
Signature of Contracting Officer

7/21/03
Date

REAMENDGEN (Sect. 96, v1.16, P)



Exercise of Renewal Option

Facility Name/Location **MECCA - MAIN OFFICE**
91307 2ND STREET MECCA CA 92254-9998

County: **RIVERSIDE**
Project: **P57596**

TO
R C & L L LEON TRUSTEES
INTERVIVOS REVOCABLE TRST
DECLARATION 1986
42710 SOMERSET WAY
BERMUDA DUNES CA 92201-1399

Certified Mail #: 8654 6133

Issuing Office
Pacific FSO
395 Oyster Point Blvd
So. San Francisco CA 94080-0300

Date of Existing Contract: 03/26/1999

Options available (Number and Years)
1 Option(s) covering 5 Years

Pursuant to the contract with you covering this facility, the Postal Service hereby exercises its option to renew said contract as follows:

Term: 5 years	From (Date): 10/05/2005	To (Date): 10/04/2010	Annual Rate: \$.00 **
---------------	-------------------------	-----------------------	------------------------

There is/are 0 renewal option(s) remaining. In all other respects the said contract shall remain the same and is hereby confirmed.

Remarks
Renewal rent is pursuant to Paragraph 4 and Addendum of Lease dated March 26, 1999.
Your cooperation in providing continued occupancy of the subject postal facility is sincerely appreciated.
Enclosed is a Designation of Emergency Repair Personnel Form. We require an updated form when exercising the Renewal Option. Please complete the form and return in the attached envelope.

01/08/2003

Name of Contracting Officer
JACK DAVIDSON

Signature



Exercise of Renewal Option

Facility Name/Location **MECCA - MAIN OFFICE**
91307 2ND STREET MECCA CA 92254-9998

County: **RIVERSIDE**
Project: **F57596**

TO
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Date
01/08/2003

Name of Contracting Officer
JACK DAVIDSON

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EXHIBIT I

CERTIFICATE OF TRANSFER OF TITLE TO LEASED PROPERTY
AND LEASE ASSIGNMENT AND ASSUMPTION

(behind this page)



CERTIFICATE OF TRANSFER OF TITLE TO LEASED PROPERTY AND LEASE ASSIGNMENT AND ASSUMPTION

Facility Name/Location _____

WHEREAS, _____ ("Grantor") and the UNITED STATES POSTAL SERVICE ("Postal Service") entered into a Lease dated _____ for space located at _____; ("premises") (attach legal description if requested)

NOW THEREFORE, this is to certify that the above premises, having the name and location noted above, have been sold and transferred with all the rights, rents, and easements thereunto belonging or appertaining and that TITLE therefore passed to _____ [name(s) of person(s), company or corporation to whom title is transferred]

hereinafter called "Grantee," by a good and sufficient deed dated _____, and that said Lease for the premises herein described has been duly assigned to Grantee and that all rents for the said premises which become due from and after the first day of the first month thereafter following the date of execution of this instrument shall be paid to the above named Grantee.

IN WITNESS WHEREOF, I have executed this Certificate of Transfer of Title to Leased Property and Lease Assignment and Assumption Agreement on the _____ day of _____.

WITNESSES (Two witnesses are required)

GRANTOR(S):

Signature Date

* _____
Signature Date

Signature Date

* _____
Signature Date

TITLE: _____
(Managing Partner, Power of Attorney, etc.)

The undersigned as successor-lessor/Grantee, hereby confirms transfer of title to said premises, and assumes, approves, and adopts the above Lease effective the date the Postal Service acknowledges the transfer of ownership and agrees to be bound by, and undertakes to perform, each and every term, covenant, and condition contained in the Lease. The successor-lessor/Grantee further assumes all obligations and liabilities of all claims and demands against the prior lessor/Grantor under the Lease in all respects as if the successor-lessor/Grantee were the original party to the Lease. The successor-lessor/Grantee also agrees to be bound by all written settlements or other written resolutions of disputes between the Postal Service and the prior lessor/Grantor.

WITNESSES (Two witnesses are required)

GRANTEE(S):

Signature Date

* _____
Signature Date

Signature Date

* _____
Signature Date

TITLE: _____
(Managing Partner, Power of Attorney, etc.)

ADDRESS: _____

TAXPAYER ID: _____

PHONE: _____

FAX: _____

EMAIL: _____

* To be signed by all parties with legal ownership in the property being assigned. If document signed by one individual on behalf of multiple owners, legal documentation to be submitted with Assignment (i.e., Partnership Agreement, Power of Attorney, Articles of Incorporation, Enabling Resolution, etc.)

EXHIBIT J

REAL ESTATE CONFLICT OF INTEREST CERTIFICATION

(behind this page)

Facility Name:
Fin/Sub No:
Address:
City, ST, ZIP:

Real Estate Conflict of Interest Certification

To avoid actual or apparent conflicts of interest, the United States Postal Service ("Postal Service") requires the following certification from you as a potential Landlord/Supplier/Contractor to the Postal Service. Please check all that apply in item A below. Further, please understand that the Postal Service will be relying on the accuracy of the statements made by you in this certification in determining whether to proceed with any possible transaction with you.

I, _____ hereby certify to the Postal Service as follows:
[PRINT: name of potential Landlord/Supplier/Contractor]

- A. (Check all that apply) I am:
 - (i) _____ A Postal Service employee;
 - (ii) _____ The spouse of a Postal Service employee;
 - (iii) _____ A family member of a Postal Service employee; (*Relationship*) _____
 - (iv) _____ An individual residing in the same household as a Postal Service employee;
 - (v) _____ I am one of the individuals listed in (i) through (iv) above AND a controlling shareholder or owner of a business organization leasing space or intending to lease space to the Postal Service; OR
 - (vi) _____ None of the above.

- B. (Complete as applicable):
 - i. I have the following job with the Postal Service(*Title*)_____ (*Location*)_____
 - ii. My Spouse who works for the Postal Service holds the following job:
(*Title*)_____ (*Location*)_____
 - iii. My family member who works for the Postal Service holds the following job:
(*Title*)_____ (*Location*)_____
 - iv. My household member who works for the Postal Service holds the following job:
(*Title*)_____ (*Location*)_____

- C. If you have checked "none of the above" and during the lease term or any renewal term, you do fall into any of the categories listed in A (i) through (v) above, you shall notify the Postal Service Contracting Officer in writing within 30 days of the date you fall into any of the such categories and shall include an explanation of which of the above categories now applies.

- D. The person signing this certification has full power of authority to bind the potential Landlord/Supplier/Contractor named above.

Executed this _____ day of _____, 20__ by

BY: _____
[Insert Signature]

BY: _____
[PRINT: name of entity or person]

Title: _____
[Insert title]

[INTERNAL USE ONLY: TM / RES: 1) If A(vi) 'none of the above' is selected, stop, file form with the lease. 2) If other items are selected, submit form to Ethics.help@usps.gov. File form and Ethics determination with the lease.]

EXHIBIT K

SUPPLIER AND PAYEE ELECTRONIC FUNDS
TRANSFER (EFT) ENROLLMENT FORM

(behind this page)



Supplier and Payee Electronic Funds Transfer (EFT) Enrollment

A. Instructions

You (USPS® suppliers and payees) must use this form to initiate or change Electronic Funds Transfer (EFT) payments made through the USPS Accounts Payable System. To set up EFT payments for the first time, you must bring the form to your financial institution for verification before you submit it to the USPS for processing. Follow instructions in Sections B through D of the form. Mail the completed form to:

USPS FACILITIES
ATTN: MICHELLE MOHAMMADY
1300 EVANS AVE., ROOM 200
SAN FRANCISCO CA 94188-8200

B. USPS Information: (Contracting officer, purchasing specialist, or other USPS representative completes.)

1. USPS Contact Person's Name MICHELLE MOHAMMADY	5. Accounts Payable Supplier Name SAME AS C.I.
2. USPS Organization Name PACIFIC FSO	6. Accounts Payable Supplier Number FINANCE/SUBLOCATION #
3. Telephone Number (Include area code) 415.550.5121	7. Site Name(s)
4. Mailing Address (No., street, ste., PO box no., city, state, ZIP + 4®) 1300 EVANS AVE., ROOM 200 SAN FRANCISCO CA 94188-8200	8. Contract Numbers to Which Payments Referenced Here Apply (If any)
	9. Additional Information/Instructions

C. Supplier/Payee Information: (Suppliers/Payees complete and sign this section before Section D is verified.)

Privacy Act Statement: Your information will be used to transmit payment data electronically to your financial institution. Collection is authorized by 39 USC 401, 404, 410, 1001, 1005, 1206, and 2008.

Providing the information is voluntary, but if not provided, your payments will not be processed electronically. We may only disclose your information as follows: in relevant legal proceedings; to law enforcement when the USPS or requesting agency becomes aware of a violation of law; to a congressional office at your request; to entities or individuals under contract with USPS; to entities authorized to perform audits; to labor organizations as required by law; to federal, state, local or foreign government agencies regarding personnel matters; to the Equal Employment Opportunity Commission; to the Merit Systems Protection Board or Office of Special Counsel; and to financial entities regarding financial transaction issues. For more information regarding our Privacy Policy visit www.usps.com.

1. Supplier/Payee Name	5. Taxpayer Identification Number
2. Supplier Contact Person	6. Contract Number(s) to Which Payments Referenced Here Apply (Only if different from, or in addition to those listed in B8 above. Add attachment if necessary.)
3. Contact Person Telephone Number (Include area code)	7. Change All Payments Made by the USPS to you by this EFT Request? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Address (No., street, ste., PO box no., city, state, ZIP + 4)	8. Mailing Address (Only if different from C4 - no., street, ste., PO box no., city, state, ZIP + 4)

Supplier/Payee Certification: I certify that I am entitled to receive the above described payments from the USPS. By signing this form, I authorize these payments to be transmitted to the financial institution named below, and deposited in the account number specified. The financial institution listed below has provided/verified the accuracy of the information recorded in Section D.

9. Signature	10. Date
--------------	----------

D. Financial Institution Information: (Complete or verify this section if completed by the requesting supplier or payee named in Section B. Return the completed form to the requester, or mail it to the address in Section A.)

1. Financial Institution Name	2a. Branch Name	2b. Branch Routing Number
3. Branch Address (No., street, city, state, ZIP + 4)		
4a. ACH/EFT Coordinator Name	4b. Telephone Number (Include area code)	
5. Depositor Account Number *(Circle one) Checking Savings	6. Depositor Account Name/Title	
7a. Name of Authorized Official	7b. Title of Authorized Official	
8a. Financial Institution Signature	8b. Date Signed	

EXHIBIT L

INFORMATION SHEET FOR NEW OWNERS

(behind this page)



INFORMATION SHEET FOR NEW OWNERS

FACILITY NAME/LOCATION

Name & Address of New Owner

Landlord Name

Street Address or PO Box

City, State, Zip Code

Daytime Telephone Number: _____

Evening Telephone Number: _____

Mobile Number: _____

Email Address: _____

Rental checks should be made payable and addressed to (only if different than above):

Payee Name(s)

Street Address or PO Box

City, State, Zip Code

Please furnish your federal tax identification number for reporting annual rental income to IRS.

Federal ID# _____

If you do not have a federal tax identification number please indicate in the space provided, which Social Security number should be used for reporting annual rental income to IRS.

SS# _____

Please furnish the names and social security numbers of yourself, your spouse, and ALL parties in joint ownership of the aforementioned property.

SSN _____

Name _____

SSN _____

Name _____

SSN _____

Name _____

Signature of New Owner(s): _____

EXHIBIT M
MORTGAGEE'S AGREEMENT

(behind this page)



Mortgagee's Agreement
(To be executed and attached to lease)

Facility Name/Location

- (-)

County:

Project:

The undersigned, Holder(s) of a mortgage (or similar encumbrance, such as a Deed of Trust), in the sum of _____ on the property situated at: _____

hereby consent(s) to the leasing of said property to the U.S. Postal Service and agree(s) for itself, its successors, executors, administrators, and assigns that in the event it should become necessary to:

- a) foreclose said mortgage or similar encumbrance, the Mortgagee will cause the sale of said premises to be made subject to said lease; or,
- b) take any other action terminating the mortgage or transferring title, the Mortgagee will cause such action to be made subject to said lease.

MORTGAGEE

Name of Mortgage Company

Witness

By: _____
Signature of Mortgagee's Officer

Its: _____
Title of Mortgagee's Officer

Street Address

City, State and ZIP+4

Subscribed and Sworn to before me, a notary public, in and for _____ County, State of _____ this _____ day of _____, _____.

Notary Public

My commission expires _____.



Original Negative Determination of CEQA
Determination was routed to County
Clerks for posting on.

3/10/17 Date kb Initial

NOTICE OF EXEMPTION

December 20, 2016

Project Name: Long Range Property Management Plan, 91279-91307 2nd Street Surplus Sale, Mecca, County of Riverside

Project Number: ED190019419

Project Location: 91279-91307 2nd Street, east of Date Palm Street, north of 66th Street, Community of Mecca, Riverside County, California; Assessor's Parcel Numbers (APNs): 727-193-041, 727-193-028, 727-193-027 (See attached exhibit)

Description of Project: The Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) is required to conclude the affairs of the former Redevelopment Agency for the County of Riverside. A Long-Range Property Management Plan (LRMP) was created and approved by the Department of Finance on December 18, 2015, which identified all assets owned and appropriate disposition strategies. The 0.88-acre subject property located at 91279-91307 2nd Street in the community of Mecca was identified as a property that was determined to be surplus property and has been designated surplus property for sale. An offer has been received for the Property and the Successor Agency recommends acceptance of the offer from FD Partners, LLC, a California limited liability company in the amount of \$225,000. An appraisal recently conducted found the fair market value of the Property to be \$180,452. The sale proceeds, minus customary closing and escrow costs, will first be used to pay Successor Agency enforceable obligations, and then disbursed to the taxing entities, including school districts, special districts and the County, pursuant to Health and Safety Code Section 34188. The County has determined that the real property pursuant to Government Code 22520 is no longer necessary to be retained by the County for public purposes. The sale of the property and transfer of title is identified as the proposed Project under the California Environmental Quality Act (CEQA). The proposed Project is limited to the sale of surplus property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require additional CEQA review for any changes to the property. Any attempt at evaluating physical impacts related to future development at this time would be wholly speculative and would provide no meaningful input or analysis.

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, FD Partners, LLC

Exempt Status: State CEQA Guidelines, Section 15312 (a)(b)(3), Sale of Surplus Government Property Exemption; Section 15061(b)(3), General Rule or "Common Sense" Exemption.

MAR 07 2017 4.1

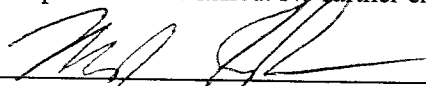
P.O. Box 1180 - Riverside, California - 92502 - T: 951.955.8916 - F: 951.955.8686 www.rivcoeda.org

- 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

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 is the proposed sale of real property that is no longer needed for the use by or purposes of the County. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in any physical changes to the existing site. Any future development projects at this property would require a full evaluation under CEQA at that time. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The proposed sale of real property will not have an effect on the environment and does not allow for any development, construction, or change of use that may create a future direct or indirect physical environmental impact; thus, no environmental impacts are anticipated to occur.

- **Section 15312 (a)(b)(3)– Sale of Surplus Government Property Exemption:** The Project, as proposed, is the sale of real property consisting of approximately 0.88 acres of primarily vacant land and an existing post office on APN 727-193-028. The property does not have significant values for wildlife habitat or other environmental purposes, and the use of the property has not changed since the time of acquisition by the County. The action does not provide for an increase in use of the land or any development activity and would not result in any physical environmental impacts under CEQA.
- **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. As stated, the Project is merely the proposed sale of existing surplus property and any future activity or project at the location would require CEQA review, and any potential change of use or future project would be wholly speculative at this time. 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, meets all of the required categorical exemptions as identified. No further environmental analysis is warranted.

Signed:  Date: 12/20/16

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Long Range Property Management Plan 91279-91307 2nd Street Surplus Sale,
Mecca, County of Riverside

Accounting String: 524830-47220-7200400000- ED190019419

DATE: December 20, 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: Yolanda King, Real Estate Division, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: December 20, 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 # ED190019419**
Long Range Property Management Plan 91279-91307 2nd Street Surplus Sale, Mecca, County of Riverside

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 10th Street, Suite 400, Riverside, CA 92501

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

Attachment

cc: file