

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



ITEM
3.9
(ID # 3248)

MEETING DATE:

Tuesday, May 9, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND ASSESSOR COUNTY CLERK
RECORDER :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND ASSESSOR COUNTY CLERK
RECORDER: 14th Amendment to Lease - Assessor-County Clerk-Recorder,
Riverside, Tenant Improvements, CEQA Exempt, District 1, [\$249,547]
Departmental Revenue-General Fund 100% (Clerk to file Notice of Exemption)

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 and Section 15061(b)(3);
2. Approve the attached 14th 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 attached Notice of Exemption with the County Clerk within five working days of approval by the Board.

ACTION: Policy, CIP

Jeff Van Wagenen, Managing Director EDA

4/4/2017

Peter Aldana

4/21/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: May 9, 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$249,547	\$ 0	\$249,547	\$ 0
NET COUNTY COST	\$249,547	\$ 0	\$249,547	\$ 0
SOURCE OF FUNDS: Departmental Revenue-General Fund 100%			Budget Adjustment:	No
			For Fiscal Year:	2016/17

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

As a result of efforts to consolidate staff and operations, the Assessor-County Clerk-Recorder has requested interior tenant improvements. It includes a minor remodel to accommodate the relocation of their Ceremony Room from the adjacent office building recently vacated. In addition, the number of interior offices will be increased to provide for relocated staff. The tenant improvements will be completed by the Lessor and reimbursed by County upon completion.

Pursuant to the California Environmental Quality Act (CEQA), the Lease Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301 class 1-existing facilities and Section 15601 (b)(3) Common Sense Exemption. The proposed project is the extension of letting of property involving existing facilities with minor tenant improvement alterations.

Lessor: Springs Gateway Building Partnership
1325 Spruce Street, Suite 100
Riverside, CA 92507

Premises Location: 2724-2744 Gateway Drive
Riverside, CA 92507

Size: 103,000 square feet

Tenant Improvements: Modify existing area to accommodate the relocation of the Ceremony Room and construct six hard-walled offices. Cost not to exceed \$237,845.44. To be paid in fully by County upon completion.

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

Impact on Residents and Businesses

The ACR will continue to provide services to the community in the same manner unaffected by the departmental consolidation.

SUPPLEMENTAL:

Additional Fiscal Information

ACR will budget these costs shown on Exhibit A in FY2016/17 and will reimburse EDA for all associated costs.

Attachments:

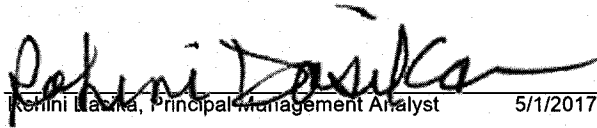
Exhibit A

Notice Exemption

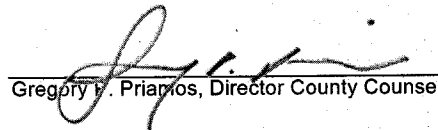
Aerial Image

Fourteenth Amendment to Lease

RF:JWW:VC:VY:HR:ra RV180 18.615 13461
Minute Traq ID 3248


Rahini Lakka, Principal Management Analyst

5/1/2017


Gregory V. Priamos, Director County Counsel

4/24/2017



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on. 5/9/17 Date kb Initial

NOTICE OF EXEMPTION

February 9, 2017

Project Name: County of Riverside, Economic Development Agency (EDA) Assessor-County Clerk Recorder (ACR) Gateway 14th Amendment to Lease, Riverside

Project Number: FM0417200319

Project Location: 2724-2744 Gateway Drive, east of Valley Springs Parkway, Riverside, California 92507; Assessor's Parcel Number (APN) 291-450-065 (See Attached Exhibit)

Description of Project: The County of Riverside Assessor-County Clerk Recorder currently occupies 103,000 square feet of office space at the building located at 2724-2744 Gateway, on APN 291-450-065. As a result of efforts to consolidate staff and operations, the Assessor-County Clerk-Recorder has requested interior tenant improvements. The interior improvements include a minor remodel to accommodate the relocation of their Ceremony Room into the building. In addition, the number of interior offices will be increased to provide space for staff. The tenant improvements will be completed by the Lessor and reimbursed by County upon completion. No expansion of the existing building would occur. These tenant improvements have been incorporated as the 14th Amendment to the Lease, which is identified as the proposed Project under the California Environmental Quality Act (CEQA). The Project is limited to minor interior alterations and would not cause significant physical changes to the existing building or the land. 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 and The Springs Gateway Building Partnership

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 of 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 14th Amendment to the Lease Agreement.

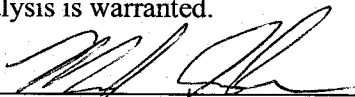
MAY 09 2017 3.9

- Administration, Aviation, Business Intelligence, Cultural Services, Community Services, Custodial, Housing, Information 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

S:\Templates\EDA-006a-Letterhead-Color.doc

- **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 minor interior improvements to consolidate space. The 14th Amendment to the lease agreement would not result in a substantial increase in intensity of use or exceed the planned capacity of the site. The use of the facility would remain the same and no expansion of public services and facilities would occur as a result of the proposed interior improvements. 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 14th Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. The County will consolidate its leased space by completing interior tenant improvements within the existing building at 2724-2744 Gateway Drive. The 14th Amendment to the Lease Agreement will result in no changes to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts to the 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: 2/9/17

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: ACR Gateway 14th Amendment to Lease, Riverside

Accounting String: 524830-47220-7200400000 - FM0417200319

DATE: February 9, 2017

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: 

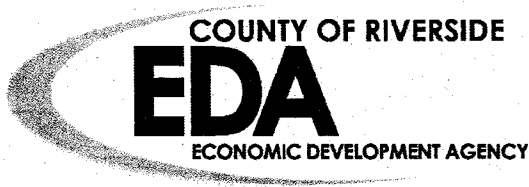
PRESENTED BY: Heidi Rigler, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: February 9, 2017

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 # FM0417200319**
ACR Gateway 14th Amendment to Lease, 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,

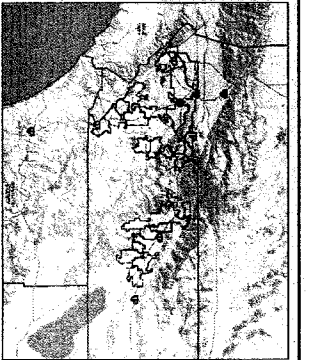
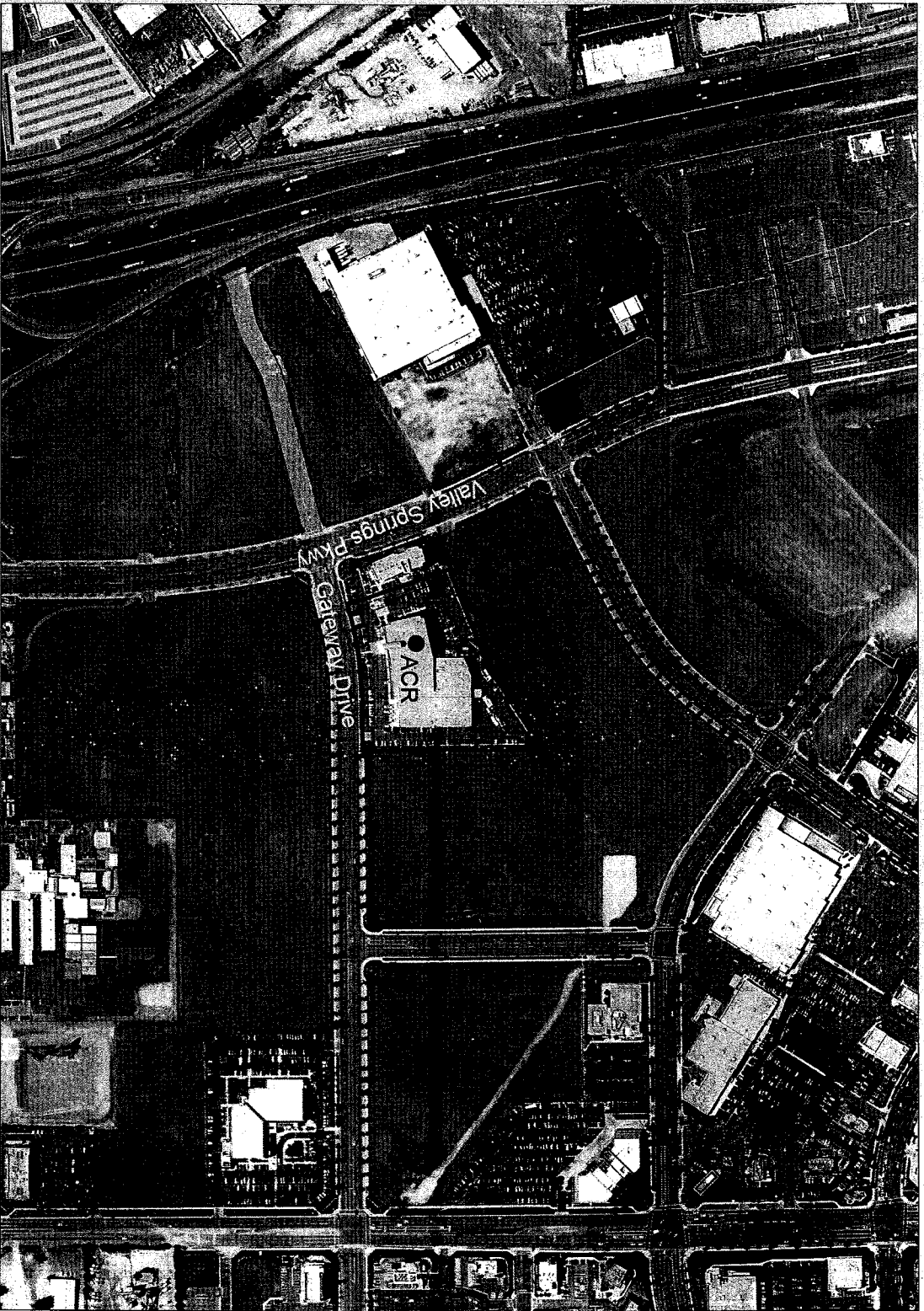
3403 10th Street, Suite 400, Riverside, CA 92501

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

Attachment

cc: file

Assessor-County Clerk-Recorder
2724-2744 Gateway Drive, Riverside



Legend

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
APN 291-450-065
District 1

REPORT PRINTED ON... 12/12/2016 10:01:56 AM

© Riverside County RCIT GIS



0 608 1,216 Feet



1 **FOURTEENTH AMENDMENT TO LEASE**

2 **2724-2744 Gateway Drive, Riverside**

3
4 This **FOURTEENTH AMENDMENT TO LEASE** ("Fourteenth Amendment")
5 dated as of May 9, 2017, is entered by and between **SPRINGS GATEWAY**
6 **BUILDING PARTNERSHIP**, a California limited liability company, successor in interest
7 to Springs Gateway Building Partnership, a California limited partnership ("Lessor"),
8 and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California
9 ("County"), sometimes collectively referred to as the "Parties".

10 **1. Recitals**

11 a. Lessor and County have entered into that certain Lease, dated
12 June 18, 1996, ("Original Lease") pursuant to which Lessor has agreed to lease to
13 County and County has agreed to lease from Lessor that certain building located at
14 2724-2744 Gateway Drive, in the City of Riverside, State of California, (Building), as
15 more particularly shown in the original Lease (the "Original Premises").

16 b. The Original Lease has been amended by:

17 i. That certain First Amendment to Lease dated January 28,
18 1997, by and between Lessor and County (the "First Amendment"), whereby the
19 Parties amended the Lease to extend the tenant improvement completion date from
20 March 15, 1997 to April 15, 1997.

21 ii. That certain Second Amendment to Lease dated June 17,
22 1997, by and between Lessor and County (the "Second Amendment"), whereby the
23 Parties amended the Lease to revise Exhibit "B" the monthly rent schedule, and to
24 amend paragraph 9(a), Improvements by Lessor to be completed prior to June 30,
25 1997, and amend paragraph 9(h) to include a liquidated daily damage fee in the
26 amount of \$3,000.00, if premises were not completed by June 30, 1997.

27 iii. That certain Third Amendment to Lease dated August 18,
28 1998, by and between Lessor and County (the "Third Amendment"), whereby the

MAY 09 2017 3.9

1 Parties agreed and amended the Lease for the requirements of a darkroom and a
2 photo lab, tenant improvements to be completed by Lessor.

3 iv. That certain Fourth Amendment to Lease dated October 13,
4 1998, by and between Lessor and County (the "Fourth Amendment"), whereby the
5 Parties agreed and amended the Lease to cover the cost of exceeded tenant
6 improvements.

7 v. That certain Fifth Amendment to Lease dated September 21,
8 1999, by and between Lessor and County (the "Fifth Amendment"), whereby the
9 Parties agreed and amended the Lease for requested building signage, tenant
10 improvements to be completed by Lessor

11 vi. That certain Sixth Amendment to Lease dated June 13, 2000,
12 by and between Lessor and County (the "Sixth Amendment"), whereby the Parties
13 agreed and amended the Lease for electrical power and in-rack fire sprinkler system,
14 tenant improvements to be completed by Lessor.

15 vii. That certain Seventh Amendment to Lease dated November
16 14, 2000, by and between Lessor and County (the "Seventh Amendment"), whereby
17 the Parties agreed and amended the Lease for the installation of a new generator,
18 tenant improvements to be completed by Lessor.

19 viii. That certain Eighth Amendment dated July 31, 2001, by and
20 between Lessor and County (the "Eighth Amendment"), whereby the Parties agreed
21 and amended the Lease to install two offices and private workstations, tenant
22 improvements to be completed by Lessor.

23 ix. That certain Ninth Amendment dated May 20, 2003, by and
24 between Lessor and County (the "Ninth Amendment"), whereby the Parties agreed and
25 amended the Lease for a security card access system, tenant improvements to be
26 completed by Lessor.

27 x. That certain Tenth Amendment dated September 28, 2004, by
28 and between Lessor and County (the "Tenth Amendment"), whereby the Parties

1 agreed and amended the Lease to install high interrupting capacity breakers at main
2 distribution board and install related electrical feeders from the new breaker, tenant
3 improvements to be completed by Lessor.

4 xi. That certain Eleventh Amendment dated June 28, 2005, by
5 and between Lessor and County (the "Eleventh Amendment"), whereby the Parties
6 agreed and amended the Lease to upgrade the HVAC equipment in the warehouse
7 area where voting machines are serviced by County employees, tenant improvements
8 to be completed by Lessor.

9 xii. That certain Twelfth Amendment dated September 13, 2005,
10 by and between Lessor and County (the "Twelfth Amendment"), whereby the parties
11 agreed and amended the Lease to install additional access control card readers and
12 expand the security system to additional doors and gates, tenant Improvements to be
13 completed by Lessor.

14 xiii. That certain Thirteenth Amendment dated March 20, 2012, by
15 and between Lessor and County (the "Thirteenth Amendment"), whereby the parties
16 agreed and amended the Lease to construct nine hard wall offices, tenant
17 improvements to be completed by Lessor.

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

20 **2. Tenant Improvements by Lessor.** Section 9 of the Lease is hereby
21 amended by the following:

22 (a) Lessor at its expense, shall construct six (6) new hard wall offices
23 located within the leased premises, convert a meeting room to the Ceremony Room
24 indicated on Exhibit's "A" and "B", attached hereto and by this reference made a part
25 of the Lease. Lessor understands and agrees not to make any modifications to the
26 specifications as set forth in Exhibit "B" without obtaining prior written approval from
27 County. Any changes to these specifications, without first acquiring written approval,
28 will be at the expense of the Lessor and not the County of Riverside. Said work to

1 commence immediately upon approval by County Board of Supervisors and to be
2 completed within 30 days.

3 (b) The cost of said tenant improvements and other related costs shall
4 not exceed \$237,845.44. Upon receipt of an itemized statement, County shall pay to
5 Lessor the actual cost of said improvements within thirty days or as soon thereafter as
6 a warrant can be issued in the normal course of County's business.

7 (c) Lessor recognizes and understands that any County
8 improvements requested by the County to be completed by Lessor shall be undertaken
9 according to this Agreement.

10 (d) Lessor acknowledges that prevailing wages shall be paid for
11 construction and installation of the Improvements. Lessor shall require that any
12 contractor performing work on the County improvements ("Contractor") shall comply
13 with prevailing wage requirements and be subject to restrictions and penalties in
14 accordance with §1770 et seq. of the Labor Code which requires prevailing wages be
15 paid to appropriate work classifications in all bid specifications and subcontracts.

16 (e) The Lessor shall require that Contractor shall furnish all
17 subcontractors/employees a copy of the Department of Industrial Relations prevailing
18 wage rates at which Lessor will post at the job site. All prevailing wages shall be
19 obtained by the Lessor/Contractor from:

20 Department of Industrial Relations
21 Division of Labor Statistics and Research
22 455 Golden Gate Avenue, 8th Floor
23 San Francisco, CA 94102

24 (f) Lessor shall require that Contractor shall comply with the payroll
25 record keeping and availability requirement of §1776 of the Labor Code.

26 (g) Lessor shall require that Contractor shall make travel and
27 subsistence payments to workers needed for performance of work in accordance with
28 §1773.8 of the Labor Code.

1 (h) Prior to commencement of work, Lessor shall require that
2 Contractor shall contact the Division of Apprenticeship Standards and comply with
3 §1777.5, §1777.6 and §1777.7 of the Labor Code and applicable regulations.

4 (i) Lessor shall comply and stay current with all applicable local,
5 state and federal building codes and laws as from time to time amended, including, but
6 not limited to, the Americans with Disabilities Act requirements in providing the County
7 with any requested County improvements.

8 (j) If any agency, division or department of any governmental entity
9 with appropriate jurisdiction condemns the Premises or any part of the Premises as
10 unsafe or not in conformity with any of the laws or regulations controlling their
11 construction, occupation or use, or orders or requires any alteration, repair or
12 reconstruction of the Premises the responsible party shall be the Lessor who at its sole
13 cost and expense (and without any right of reimbursement from County) immediately
14 effect all necessary alterations and repairs required for the Premises full and exact
15 compliance.

16 (k) Lessor shall cause all County improvements to be lien free,
17 completed at Lessor's cost in a workmanlike manner and in compliance with all
18 applicable law.

19 (l) County agrees when requested by Lessor to execute and deliver
20 any applications, consents or other instruments required to permit Lessor to complete
21 such County improvements or to obtain permits for the work.

22 **3. Notices.** Section 21 of the Lease is hereby amended by the following:

23 County:

Lessor:

24 County of Riverside

Spring Gateway Building Partnership

25 Economic Development Agency

1325 Spruce St., Suite 100

26 3403 10th St., Suite 400

Riverside, CA 92507

27 Riverside, CA 92501

28

1 **4. Capitalized Terms: Fourteenth Amendment to Prevail.** Unless
2 defined herein or the context requires otherwise, all capitalized terms herein shall have
3 the meaning defined in the Lease, as heretofore amended. The provision of this
4 Fourteenth Amendment shall prevail over any inconsistency or conflicting provision of
5 the Lease, as heretofore amended, and shall supplement the remaining provision
6 thereof.

7 **5. Miscellaneous.** Except as amended or modified herein, all the terms of
8 the Lease shall remain in full force and effect and shall apply with the same force and
9 effect. If any provisions of this Amendment or the Lease shall be determined to be
10 illegal or unenforceable, such determination shall not affect any other provision of the
11 Lease and all such other provisions shall remain in full force and effect. The language
12 in all parts of the Lease shall be construed according to its normal and usual meaning
13 and not strictly for or against either Lessor or County. Neither this Amendment, nor the
14 Original Lease, nor any notice nor memorandum regarding the terms hereof, shall be
15 recorded by County.

16 **6. Effective Date.** This Fourteenth Amendment to Lease shall not be
17 binding or consummated until its approval by the Riverside County Board of
18 Supervisors and fully executed by the Parties.


19
20
21
22
23
24
25
26
27
28

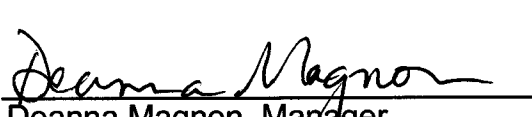
1 **In Witness Whereof**, the Parties have executed this Fourteenth Amendment as
2 of the dated first written above.

3 Dated: MAY 09 2017

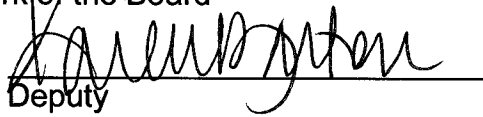
4
5 COUNTY:
6 County of Riverside, a political
7 subdivision of the State of California

LESSOR:
8 Springs Gateway Building Partnership, a
9 California limited liability company

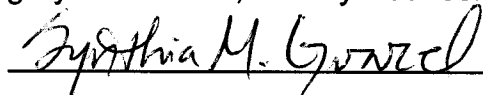
10
11 By: 
12 Chairman **JOHN TAVAGLIONE**
13 Board of Supervisors

By: 
Deanna Magnon, Manager

14
15 ATTEST:
16 Kecia Harper-Ihem
17 Clerk of the Board

By: 
Deputy

18 APPROVED AS TO FORM:
19 Gregory P. Priamos, County Counsel

By: 
20 **SYNTHIA M. GUNZEL**
21 Deputy County Counsel

Line Item Budget: County of Riverside Assessor / Clerk / Recorder

Description	Proposal Cost	Actual	Difference	% of Total
Acoustical Ceiling	\$ 18,741.00			
Clean Up, Disposal, & Occupancy	\$ 6,550.00			
Demolition & Repair	\$ 7,568.00			
Doors & Hardware: Interior	\$ 17,759.00			
Electrical	\$ 49,130.00			
Fire Sprinklers	\$ 3,800.00			
Flooring: Carpet & VCT	\$ 4,698.00			
Framing/Drywall	\$ 29,492.00			
General Conditions	\$ 16,500.00			
Job Org, Prelim/Temp, Equipment, Misc	\$ 7,300.00			
HVAC	\$ 12,908.00			
Supervision	\$ 22,120.00			
Wall Prep & Finishes	\$ 15,796.00			
Sub-total	\$ 212,362.00			
Profit & Overhead	\$ 25,483.44			
TOTAL	\$ 237,845.44			

BUDGET NOTES:

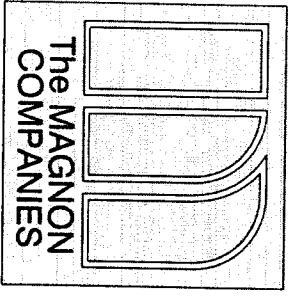
1. All finishes to be as noted in plans unless conflict exists with building standard.
2. All design and engineering costs are included under separate cover.
3. Costs for City fees or permits are included under separate cover.
4. Electrical to be updated to current T24 standards.
5. Any costs related to additional work required by City inspections to be responsibility of party requesting proposal.
6. Building standard window coverings to remain in place and be altered/repared as necessary.
7. All MSF work is excluded from this proposal (e.g. relocation).
8. Costs for any changes to the fire alarm have not been included.
9. General labor as required already figured in line items
10. All work to be completed during regular business hours M-F, excluding holidays.
11. Figures above based on prevailing wages as of the date of this proposal.
12. Standard exlusions: major floor prep and vapor sealer, structural work not included in plans, special inspection, bonds, low voltage wiring, re-keying, signage not required by code, fire life safety systems, work caused by unforeseen conditions, code compliance upgrades if required, and any work not specifically listed in this proposal.

Index

T	TITLE SHEET					
A1.1	ARCHITECTURAL					
A1.2	FIRST FLOOR PROJECT INFORMATION					
A1.3	SECOND FLOOR PROJECT INFORMATION					
A1.4	THIRD FLOOR PROJECT INFORMATION					
A1.5	MECHANICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
M1.0	MECHANICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
M1.1	MECHANICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
M1.2	MECHANICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
M1.3	MECHANICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
M1.4	MECHANICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
M1.5	MECHANICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
E1.1	ELECTRICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
E1.2	ELECTRICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
E1.3	ELECTRICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
E1.4	ELECTRICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					
E1.5	ELECTRICAL, HEATING, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SCHEDULES & DETAILS					

COUNTY OF RIVERSIDE COUNTY CLERK ASSESSOR TENANT IMPROVEMENT

2724 GATEWAY DRIVE RIVERSIDE



The MAGNON COMPANIES

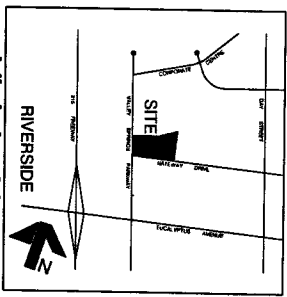
Owner
THE MAGNON COMPANIES
1810 South
Riverside, CA 92507
Attn: Douglas A. Magnon Fax: 951-784-2545

Consultants
BLAKE AIR CONSULTING
1810 South
Riverside, CA 92507
Attn: Tom Stott Fax: 951-784-2545

DESIGN: WEST ENGINEERING 207
San Bernardino, CA 92408
Attn: Steven Johnson Fax: 909-880-3700

DATE: ENGINEERING CO., INC.
1508 North 7th Street
San Bernardino, CA 92408
Attn: Timothy Conaway Fax: 909-888-8888

714-630-6412
951-784-2545
909-880-3700
909-888-8888



Vicinity Map



CARTER GROUP ARCHITECTS INC.

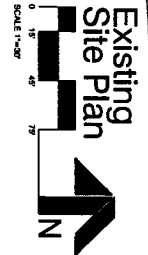
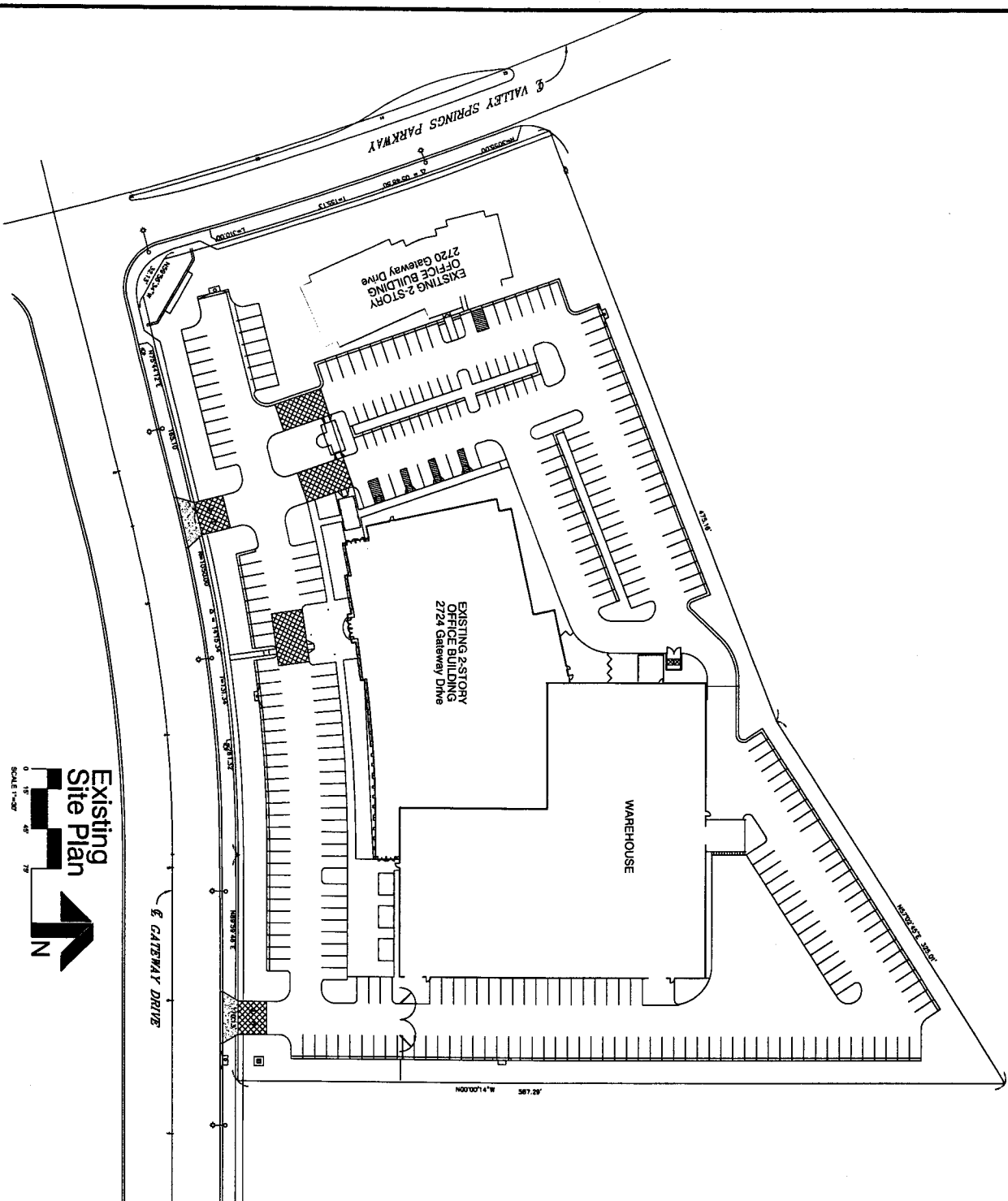
1810 South
El Camino Real
Suite F
San Clemente
CA 92672
TEL: 949 498 3535
FAX: 949 498 3883
EMAIL: carter@group.net

THE
MAGNON
COMPANIES
615 Marlborough Avenue
Riverside, CA 92507
951 884 0580
FAX 951 784-2545

Project: COUNTY OF RIVERSIDE COUNTY CLERK ASSESSOR TENANT IMPROVEMENT
2724 Gateway Drive
Riverside, CA 92507
PC# 16-6214

Sheet Index

DATE	BY	APP'D	REV
02/16/16	DLB		1
02/02/16	DLB		2
01/27/16	DLB		3
01/27/16	DLB		4
01/27/16	DLB		5
01/27/16	DLB		6
01/27/16	DLB		7
01/27/16	DLB		8
01/27/16	DLB		9
01/27/16	DLB		10



Job Address
2724 Gateway Drive

Project Information

DATE: 01/11/01	BY: J. L. BROWN
PROJECT NO: 01-001	DATE: 01/11/01
CONTRACTOR: J. L. BROWN	DATE: 01/11/01
OWNER: J. L. BROWN	DATE: 01/11/01
PROJECT NO: 01-001	DATE: 01/11/01
CONTRACTOR: J. L. BROWN	DATE: 01/11/01
OWNER: J. L. BROWN	DATE: 01/11/01
PROJECT NO: 01-001	DATE: 01/11/01
CONTRACTOR: J. L. BROWN	DATE: 01/11/01
OWNER: J. L. BROWN	DATE: 01/11/01

2720 BLDG AREA	2,516 SF	12,000 SF
2724 BLDG AREA	2,516 SF	12,000 SF
WAREHOUSE	12,000 SF	12,000 SF
TOTAL	17,032 SF	36,000 SF
ASSIGNED AREAS	17,032 SF	36,000 SF
UNASSIGNED AREAS	0 SF	0 SF
TOTAL	17,032 SF	36,000 SF

ASSESSOR'S PARCEL NUMBER

Scope of Work

THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS.



CARTER GROUP ARCHITECTS INC.
1810 South
El Camino Real
Suite F
San Clemente
CA 92672
TEL: 949 498 3535
FAX: 949 498 3883
E MAIL: cattergroup.net

THE MAGNON COMPANIES
815 Marlborough Avenue
Riverside, CA 92507
951 854 0860
FAX 951 784-2545

Project: COUNTY OF RIVERSIDE COUNTY CLERK ASSESSOR TENANT IMPROVEMENT
2724 Gateway Drive
Riverside, CA 92507
PC# 16-6214

DATE: 01/11/01	BY: J. L. BROWN
PROJECT NO: 01-001	DATE: 01/11/01
CONTRACTOR: J. L. BROWN	DATE: 01/11/01
OWNER: J. L. BROWN	DATE: 01/11/01
PROJECT NO: 01-001	DATE: 01/11/01
CONTRACTOR: J. L. BROWN	DATE: 01/11/01
OWNER: J. L. BROWN	DATE: 01/11/01
PROJECT NO: 01-001	DATE: 01/11/01
CONTRACTOR: J. L. BROWN	DATE: 01/11/01
OWNER: J. L. BROWN	DATE: 01/11/01



CARTER GROUP ARCHITECTS INC.
 1810 Souin
 El Camino Real
 Suite F
 San Clemente
 CA 92672
 TEL 949 498 3535
 FAX 949 498 3883
 E MAIL carter@group.net

THE MAGNON COMPANIES
 815 Milborough Avenue
 Riverside, CA 92507
 951 884 0880
 FAX 951 794-2545

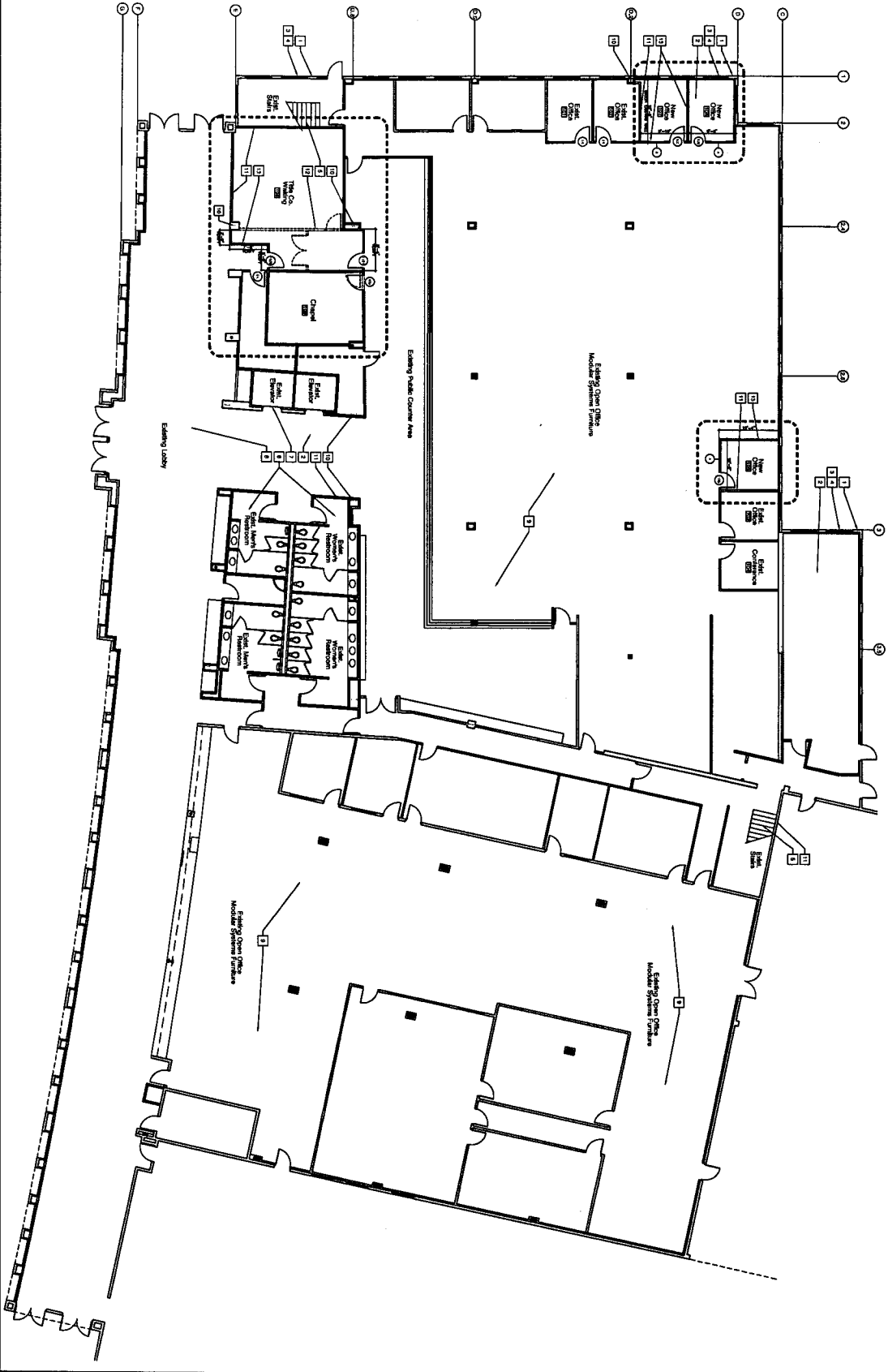
DEVELOPER

PROJECT
 COUNTY OF RIVERSIDE
 COUNTY CLERK
 ASSESSOR
 TENANT
 IMPROVEMENT
 2724 Gateway Drive
 Riverside, CA 92507
 PC# 16-6214

SHEET
 First Floor

First Floor

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
SCALE	
PROJECT NO.	
DATE	
BY	



Floor Plan Notes

- 1 EXISTING REINFORCED CONCRETE 12'-0" WALL
- 2 EXISTING CONCRETE FLOOR SLAB
- 3 EXISTING ALUMINUM FRONT SET WINDOW SYSTEM
- 4 EXISTING STAIRS ON SPANDED SLABS
- 5 EXISTING STAIRS
- 6 EXISTING LOBBY
- 7 EXISTING ELEVATOR
- 8 EXISTING RESTROOM
- 9 EXISTING MODULAR SYSTEM FURNITURE
- 10 EXISTING STEEL COLUMN
- 11 EXISTING METAL STUD WALL FINISHING SYSTEM
- 12 8000 CHAIR RAILS AND/OR BOARDS
- 13 1/2" x 1" METAL STUD WALL FINISHING WITH 1/4" GYPSUM BOARD PANEL SET STRONG
- 14 2x4



THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF CARTER GROUP ARCHITECTS, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CARTER GROUP ARCHITECTS, INC. ANY REPRODUCTION SHALL BE SUBJECT TO THE WRITTEN PERMISSION OF CARTER GROUP ARCHITECTS, INC. PERMITTED BY THE PERMISSION OF THE ARCHITECT.



CARTER GROUP ARCHITECTS INC.
1810 South El Camino Real
Suite F
San Clemente
CA 92672
TEL 949 498 3535
FAX 949 498 3883
EMAIL cartergroup.net

THE MAGNON COMPANIES
815 Marborough Avenue
Riverside, CA 92507
951 864 0860
FAX 951 794-2545

**COUNTY OF RIVERSIDE
COUNTY CLERK
ASSESSOR
TENANT
IMPROVEMENT**
2724 Gateway Drive
Riverside, CA 92507
PC# 16-XXXX

First Floor Reflected Ceiling Plan

**1178 N. GERRIT CIRCLE
RIVERSIDE, CA 92507
714 684-4412
714 684-4225
WWW.BLAKE.COM
DECEMBER 1998**



GENERAL NOTES

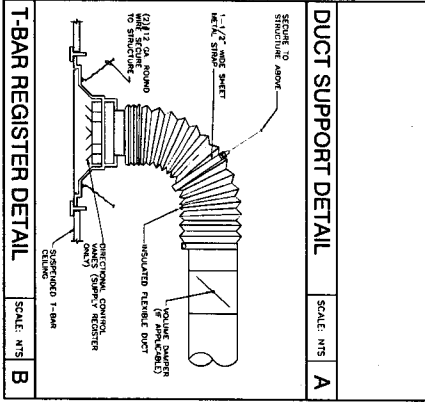
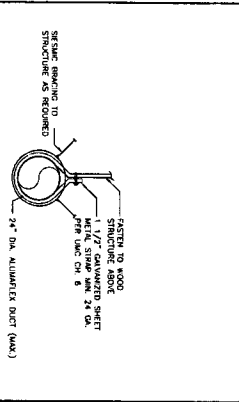
1. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
2. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
3. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
4. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
5. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
6. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
7. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
8. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
9. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.
10. The drawings are prepared by the architect and are not to be construed as a contract. The contract documents shall govern over these drawings.

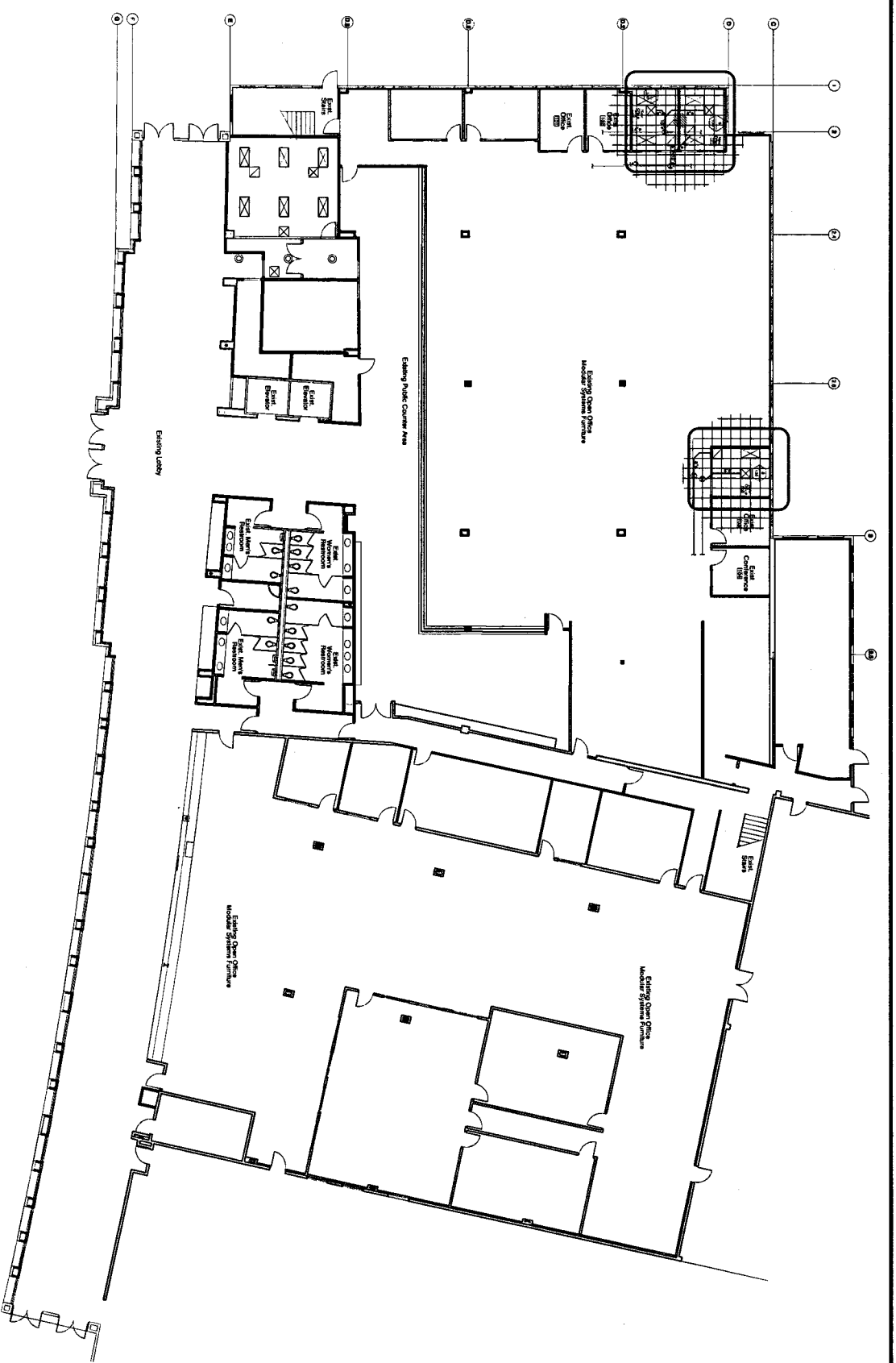
MECHANICAL NOTES

1. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
2. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
3. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
4. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
5. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
6. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
7. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
8. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
9. All mechanical equipment shall be installed in accordance with the applicable codes and standards.
10. All mechanical equipment shall be installed in accordance with the applicable codes and standards.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	DUCTWORK (EXISTING)
[Symbol]	DUCTWORK (NEW)
[Symbol]	SUPPLY AIRWAYS (EXISTING)
[Symbol]	SUPPLY AIRWAYS (NEW)
[Symbol]	RETURN AIRWAYS (EXISTING)
[Symbol]	RETURN AIRWAYS (NEW)
[Symbol]	EXHAUST AIRWAYS (NEW)
[Symbol]	EXHAUST
[Symbol]	EXHAUST SIZE
[Symbol]	TRANSPIRANT
[Symbol]	WALL MOUNTED COIL SENSORS
[Symbol]	POWER OF CONNECTION (P.O.C.)
[Symbol]	DUCT MOUNTED SMOKE DETECTOR





**First Floor
Reflected Ceiling Plan**

SCALE 1/8" = 1'-0"



BLAKE
 1175 N. GARDNER CIRCLE
 ANAHEIM, CA 92807
 Tel: (714) 938-4025
 www.blake.com
 924.288.0100

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF CARTER GROUP ARCHITECTS INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM CARTER GROUP ARCHITECTS INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR SPECIFICATIONS SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE USER OF THIS DRAWING OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**CARTER GROUP
ARCHITECTS INC.**
 1810 South
 El Camino Real
 Suite F
 San Clemente
 CA 92672
 TEL
 949.488.3535
 FAX
 949.488.3883
 EMAIL
 cartergroup.net

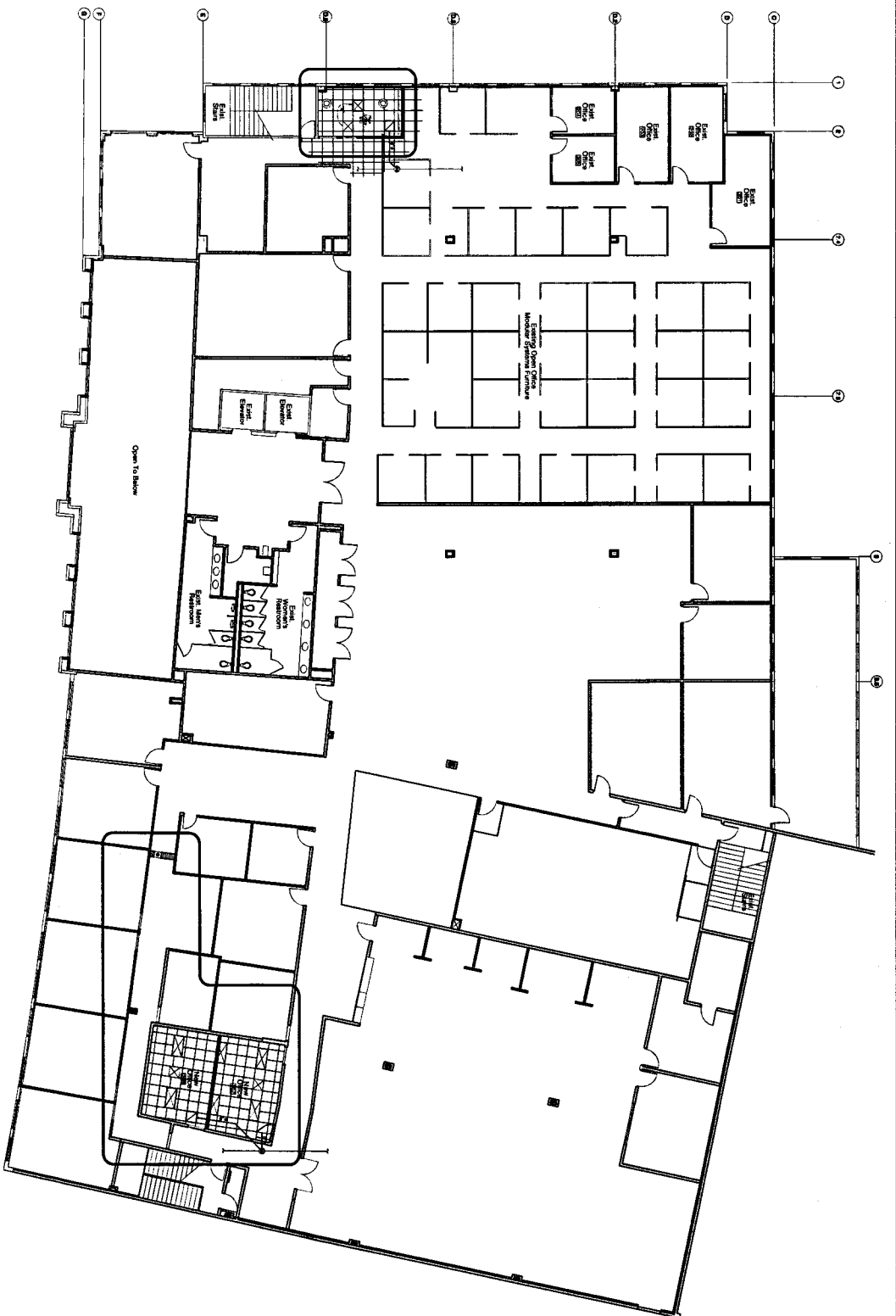
**THE
MAGNON
COMPANIES**
 815 Marlborough Avenue
 Riverside, CA
 92507
 951.684.0860
 FAX 951.784.2545

**COUNTY OF
RIVERSIDE
COUNTY CLERK
ASSESSOR
TENANT
IMPROVEMENT**
 2724 Gateway Drive
 Riverside, CA
 92507

PC# 16-XXXX

**First Floor
Reflected
Ceiling Plan**

NO.	DATE	BY	FOR
0001	08/10/00	DAVID	CONTRACT
0002	08/10/00	DAVID	REVISED
0003	08/10/00	DAVID	REVISED
0004	08/10/00	DAVID	REVISED
0005	08/10/00	DAVID	REVISED
0006	08/10/00	DAVID	REVISED
0007	08/10/00	DAVID	REVISED
0008	08/10/00	DAVID	REVISED
0009	08/10/00	DAVID	REVISED
0010	08/10/00	DAVID	REVISED
0011	08/10/00	DAVID	REVISED
0012	08/10/00	DAVID	REVISED
0013	08/10/00	DAVID	REVISED
0014	08/10/00	DAVID	REVISED
0015	08/10/00	DAVID	REVISED
0016	08/10/00	DAVID	REVISED
0017	08/10/00	DAVID	REVISED
0018	08/10/00	DAVID	REVISED
0019	08/10/00	DAVID	REVISED
0020	08/10/00	DAVID	REVISED
0021	08/10/00	DAVID	REVISED
0022	08/10/00	DAVID	REVISED
0023	08/10/00	DAVID	REVISED
0024	08/10/00	DAVID	REVISED
0025	08/10/00	DAVID	REVISED
0026	08/10/00	DAVID	REVISED
0027	08/10/00	DAVID	REVISED
0028	08/10/00	DAVID	REVISED
0029	08/10/00	DAVID	REVISED
0030	08/10/00	DAVID	REVISED
0031	08/10/00	DAVID	REVISED
0032	08/10/00	DAVID	REVISED
0033	08/10/00	DAVID	REVISED
0034	08/10/00	DAVID	REVISED
0035	08/10/00	DAVID	REVISED
0036	08/10/00	DAVID	REVISED
0037	08/10/00	DAVID	REVISED
0038	08/10/00	DAVID	REVISED
0039	08/10/00	DAVID	REVISED
0040	08/10/00	DAVID	REVISED
0041	08/10/00	DAVID	REVISED
0042	08/10/00	DAVID	REVISED
0043	08/10/00	DAVID	REVISED
0044	08/10/00	DAVID	REVISED
0045	08/10/00	DAVID	REVISED
0046	08/10/00	DAVID	REVISED
0047	08/10/00	DAVID	REVISED
0048	08/10/00	DAVID	REVISED
0049	08/10/00	DAVID	REVISED
0050	08/10/00	DAVID	REVISED
0051	08/10/00	DAVID	REVISED
0052	08/10/00	DAVID	REVISED
0053	08/10/00	DAVID	REVISED
0054	08/10/00	DAVID	REVISED
0055	08/10/00	DAVID	REVISED
0056	08/10/00	DAVID	REVISED
0057	08/10/00	DAVID	REVISED
0058	08/10/00	DAVID	REVISED
0059	08/10/00	DAVID	REVISED
0060	08/10/00	DAVID	REVISED
0061	08/10/00	DAVID	REVISED
0062	08/10/00	DAVID	REVISED
0063	08/10/00	DAVID	REVISED
0064	08/10/00	DAVID	REVISED
0065	08/10/00	DAVID	REVISED
0066	08/10/00	DAVID	REVISED
0067	08/10/00	DAVID	REVISED
0068	08/10/00	DAVID	REVISED
0069	08/10/00	DAVID	REVISED
0070	08/10/00	DAVID	REVISED
0071	08/10/00	DAVID	REVISED
0072	08/10/00	DAVID	REVISED
0073	08/10/00	DAVID	REVISED
0074	08/10/00	DAVID	REVISED
0075	08/10/00	DAVID	REVISED
0076	08/10/00	DAVID	REVISED
0077	08/10/00	DAVID	REVISED
0078	08/10/00	DAVID	REVISED
0079	08/10/00	DAVID	REVISED
0080	08/10/00	DAVID	REVISED
0081	08/10/00	DAVID	REVISED
0082	08/10/00	DAVID	REVISED
0083	08/10/00	DAVID	REVISED
0084	08/10/00	DAVID	REVISED
0085	08/10/00	DAVID	REVISED
0086	08/10/00	DAVID	REVISED
0087	08/10/00	DAVID	REVISED
0088	08/10/00	DAVID	REVISED
0089	08/10/00	DAVID	REVISED
0090	08/10/00	DAVID	REVISED
0091	08/10/00	DAVID	REVISED
0092	08/10/00	DAVID	REVISED
0093	08/10/00	DAVID	REVISED
0094	08/10/00	DAVID	REVISED
0095	08/10/00	DAVID	REVISED
0096	08/10/00	DAVID	REVISED
0097	08/10/00	DAVID	REVISED
0098	08/10/00	DAVID	REVISED
0099	08/10/00	DAVID	REVISED
0100	08/10/00	DAVID	REVISED



Second Floor
Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"



1175 N. OSBERRY CIRCLE
ANAHEIM, CA 92807
TEL: (714) 855-4412
FAX: (714) 854-8428
www.blake.com
562.698.1810



CARTER GROUP ARCHITECTS INC.

1810 South
El Camino Real
Suite F
San Clemente
CA 92672
TEL: 949.498.3535
FAX: 949.498.3883
EMAIL: carter/group.net

THE MAGNON COMPANIES
815 Madrona Avenue
Riverside, CA 92507
951.984.0860
FAX 951.794.2545

project:
**COUNTY OF RIVERSIDE
COUNTY CLERK
ASSESSOR
TENANT
IMPROVEMENT**
2724 Gateway Drive
Riverside, CA 92507

Sheet:
PC# 16-XXXX

SECOND FLOOR
Second Floor Reflected Ceiling Plan

DATE FOR BID	1/18/08
DATE FOR PLAN	01/18/08
DATE FOR SET	02/01/08
DATE FOR CONTRACT	02/01/08
DATE FOR CONSTRUCTION	02/01/08
DATE FOR COMMENCEMENT	02/01/08
DATE FOR COMPLETION	02/01/08
DATE FOR OCCUPANCY	02/01/08
DATE FOR ARCHITECT'S REVIEW	02/01/08
DATE FOR ARCHITECT'S SIGNATURE	02/01/08
DATE FOR ARCHITECT'S SEAL	02/01/08
DATE FOR ARCHITECT'S LICENSE	02/01/08
DATE FOR ARCHITECT'S BIRTH	02/01/08