

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



ITEM
3.10
(ID # 4038)

MEETING DATE:
Tuesday, May 9, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Master License and Operating Agreement for Norton Younglove, Eddie Dee Smith, and James Venable Community Centers, between the County of Riverside and Family Services Association, Districts 2, and 5 CEQA Exempt, [\$1,435,500] 93% General Fund Contribution (Fund 47220), 6% CSA Ad Veloram (Prop Tax), 1% General Fund Sub-Fund 11183 (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the License and Operating Agreement to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Approve the Master License and Operating Agreement and authorize the Chairman of the Board of Supervisors to execute the same on behalf of the County;
3. Authorize the allocation of funds to Family Services Association in accordance with the Schedule of Operator's Reimbursement Fund as described in Exhibit A, attached hereto;
4. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any and all other documents and administer any and all actions necessary to complete or memorialize this transaction;

ACTION:

Robert Field, Assistant County Executive Officer/EDA 4/25/2017

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**

RECOMMENDED MOTION: That the Board of Supervisors:

5. Ratify and authorize a reimbursement to EDA/Real Estate Division in an amount not to exceed \$18,000 from General Fund Sub-Fund 11183; and
6. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of this Agreement.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 220,500	\$ 405,000	\$ 1,435,500	\$ 0
NET COUNTY COST	\$ 205,065	\$376,650	\$1,335,015	\$ 0
SOURCE OF FUNDS: 93% General Fund Contribution (Fund 47220), 6% CSA Ad Valorem (Prop Tax), 1% General Fund Sub-Fund 11183			Budget Adjustment: No	
			For Fiscal Year: 2016/17-2019/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On November 15, 2016 the Board of Supervisors approved Minute Order 3-38, the First Amendment to the Memorandum of Understanding (Amendment) between the Riverside County Economic Development Agency (EDA) and the Riverside County Regional Park and Open-Space District (District) for the transfer of responsibility, operations, and programming of community centers back to EDA oversight (Transfer). As a result, the Real Estate Division/EDA completed a Request for Proposal (RFP) process, for the purpose of identifying and selecting qualified and experienced operators capable of providing expanded and efficient community center services.

The Transfer included the Eddie Dee Smith, Norton Younglove, and James Venable Community Centers (Centers). Norton Younglove and James Venable Community Centers were transferred under existing month-to-month lease agreements with Family Service Association, a California non-profit corporation (FSA). The Eddie Dee Smith Senior Center, however, was formerly operated by the District and required an RFP process. On December 5, 2016 EDA advertised the Eddie Dee Smith Senior Center RFP and invited all capable operators to submit proposals for review prior to December 15, 2016. Among those that submitted was FSA, who previously operated the facility from 1987 to 2001 and owns the adjacent Senior Living Complex.

After all interviews were conducted, the selection committee made the decision to select FSA as the Operator of the Center. Following the selection, EDA and FSA entered into a Temporary License Agreement as an interim and transitional contract for the Eddie Dee Smith Senior Center and to allow for the negotiations of an extended Master License and Operating Agreement for the Centers.

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

The attached Master License and Operating Agreement (Agreement) shall be for a term of approximately three years, commencing on the effective date that both parties have signed the Agreement and expiring June 30, 2020. During the term of this Agreement, FSA will be obligated to provide custodial services, pay utilities, and perform routine and reoccurring maintenance at the Centers. In addition, FSA shall be obligated to provide community center services which include youth and senior programs and as outlined and further described within the Agreement. The scope of those services will include community, recreational, healthcare, and food programs.

During the term of this Agreement, EDA shall make available an allocation of funds to FSA for each center which will offset operational and facility costs for providing these community services on behalf of the County. The allocation of funds will be in accordance with the Agreement and Exhibit A, attached hereto. Reimbursement will be provided in accordance with the terms of the Agreement and FSA is expected to augment services and provide for efficient delivery of services to the community within their own budget and through fees, grants, donations and volunteers.

Pursuant to the California Environmental Quality Act (CEQA), the License and Operating Agreement was reviewed and determined to be categorically exempt from CEQA, under State CEQA 15301, Class 1, Existing Facilities Exemption; and Section 15061 (b)(3), common sense, general rule exemption, as it will not result in direct impacts to the physical environment or reasonably foreseeable indirect effects.

Impact on Citizens and Businesses

The transfer of the operational responsibilities of the Centers to FSA will improve efficiency, delivery of service and expand programs for the residents and surrounding areas of the Center. Those efficiencies will benefit citizens and the community as a whole.

SUPPLEMENTAL:
Additional Fiscal Information

The Real Estate Division of the Economic Development Agency will seek to be reimbursed for any and all costs associated with this transaction, as forecasted and itemized below, through the General Fund Sub-Fund 11183.

Advertising Costs	\$ 800
Real Estate Labor Costs	\$ 9,300
County Counsel Costs	\$ 7,000
CEQA Environmental Costs	\$ 900

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STATE OF CALIFORNIA**

Total Estimated Real Estate Net Costs	\$ 18,000
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Attachments:

Exhibit A

Aerial

Operating Agreement (4)

CEQA Notice of Exemption

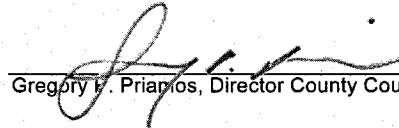
RF:JWW:VC:VY:JR:tg 310FM 18.853 13551

Minute Traq ID 4038



Nehini Basma, Principal Management Analyst

5/1/2017



Gregory V. Priamos, Director County Counsel

4/26/2017



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

5/10/17
Date

kb
Initial

NOTICE OF EXEMPTION

March 28, 2017

Project Name: County of Riverside, Norton Younglove, Eddie Dee Smith, and James Venable Community Centers License Operating Agreement with FSA, Riverside County

Project Number: FM0417200310/FM0417200316/FM0417200312

Project Location: Three Community Centers: Eddie D. Smith Senior Center, 5888 Mission Boulevard, Riverside; James Venable Community Center and Child Development, 50390 Carmen Avenue, Cabazon; Norton Younglove Community Center, 459 Center Street, Riverside; Assessor's Parcel Numbers (APNs) 182-290-023, 182-290-025; 526-170-020; 255-080-041; (See Attached Exhibit)

Description of Project: On November 15, 2016 the Board of Supervisors approved Minute Order 3-9, the First Amendment to the Memorandum of Understanding ("Amendment") between the Riverside County Economic Development Agency (EDA) and the Riverside County Regional Park and Open-Space District (District) for the transfer of responsibility, operations, and programing of community centers back to EDA oversight (Transfer). As a result, the Real Estate Division/EDA completed a Request for Proposal (RFP) process, for the purpose of identifying and selecting qualified and experienced operators capable of providing expanded and efficient community center services.

The Transfer included the Eddie Dee Smith, Norton Younglove, and James Venable Community Centers (Centers). Norton Younglove and James Venable Community Centers were transferred under existing month to month lease agreements with Family Service Association, a California non-profit corporation (FSA). The Eddie Dee Smith Senior Center, however, was formerly operated by the District and required a RFP process. On December 5, 2016 EDA advertised the Eddie Dee Smith Senior Center RFP, and invited all capable operators to submit proposals for review prior to December 15, 2016. Among those that submitted was FSA, who previously operated the facility from 1987 to 2001, and owns the adjacent Senior Living Complex. After all interviews were conducted, the selection committee made the decision to select FSA as the Operator of the Center. The attached Master License and Operating Agreement (Agreement) shall be for a term of approximately three and one half years, commencing on the effective date that both parties have signed the Agreement and expiring June 30, 2020. During the term of this Agreement, FSA will be obligated to provide custodial services, pay utilities, and perform routine and reoccurring maintenance at the Centers. In addition, FSA shall be obligated to provide community center services which include youth and senior programs and as outlined and further described within the Agreement. The scope of those services will include recreational, healthcare, and food programs. The execution of the Operating Agreement with FSA is identified as the proposed Project under the California Environmental Quality Act (CEQA). The proposed Project would involve the creation of an agreement to operate the Centers. The Operating Agreement would not result in physical changes or an expansion of capacity. 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 EDA; Family Service Association

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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

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 transfer of the operation and maintenance of the Centers.

- **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 the execution of an Operating Agreement to operate and maintain the Centers. The change in management of the operation and maintenance of the Centers would not result in a change in use, an increase in intensity of use or exceed the planned capacity of the sites. The continued operation and maintenance would not result in any expansion of public services and facilities. 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 Operating Agreement with FSA will not result in any direct or indirect physical environmental impacts. The transfer of operation and maintenance will result in no changes to the existing use and will not create any new environmental impacts to the surrounding areas. No alterations and no impacts to the existing use of the sites 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 exemption 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: _____

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Norton Younglove, Eddie Dee Smith, and James Venable Community Centers License Operating Agreement with FSA

Accounting String: 524830-47220-7200400000- FM0417200310

DATE: March 28, 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:  _____

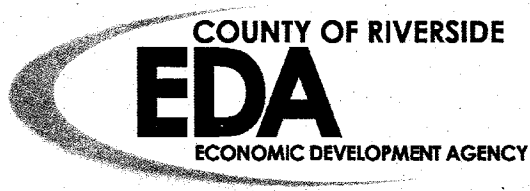
PRESENTED BY: Craig Olsen, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: March 28, 2017

To: Mary Ann Meyer, Office of the County Clerk

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

Subject: **County of Riverside EDA Project # FM0417200310/ FM0417200316/ FM0417200312**
Norton Younglove, Eddie Dee Smith, and James Venable Community Centers License Operating Agreement with FSA, Riverside County

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

1 **MASTER LICENSE AND OPERATING AGREEMENT**

2 **EDDIE DEE SMITH SENIOR CENTER, 5888 MISSION BLVD., JURUPA VALLEY**

3 **JAMES A. VENABLE COMMUNITY CENTER, 50390 CARMEN AVE., CABAZON**

4 **NORTON YOUNGLOVE COMMUNITY CENTER, 459 CENTER ST., RIVERSIDE**

5
6
7 This Master License and Operating Agreement (“Agreement”) is made and entered into
8 on 9th day of May 2017, by and between the County of Riverside, a political
9 subdivision of the State of California (“County”), and Family Service Association, Inc. a
10 California nonprofit corporation (“Operator”), sometimes collectively hereinafter referred to as
11 the “Parties”.

12 **RECITALS**

13
14 WHEREAS, the County of Riverside is owner of record for certain real property located
15 in communities throughout the Riverside County, California (“Properties”), as listed in Exhibit
16 “A”, attached and incorporated herein by reference; and

17 WHEREAS, each property has situated thereon a community center and/or park
18 grounds (the “Center(s)”) owned by County; and

19 WHEREAS, the County has the capability and authority to operate, maintain and
20 provide programs for the Centers whether directly or through a contract with a qualified
21 Operator and where such programs and services are in the vital and best interest of the
22 residents of Riverside County and the areas and community surrounding the Centers; and

23 WHEREAS, Operator provides a wide variety of public programs and services to the
24 residents within the communities of Riverside County and Operator desires to provide such
25 programs at the Centers on the Properties; and

26 WHEREAS, the County and Operator desire to enter into a Master License and
27 Operating Agreement and for the purpose of providing community and recreational programs
28 and other services in accordance with the terms and conditions of this Agreement.

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1 NOW THEREFORE, for good and valuable consideration, the Parties do hereby
2 mutually agree as follows:

3 1. LICENSE: County hereby grants to Operator and its agents, employees and
4 contractors the exclusive right to enter onto and use the Properties for the purpose of the
5 providing community programs and services, more particularly described in Exhibit "C" Scope
6 of Operations – Schedule of Community Programs and Services, attached hereto and by this
7 reference incorporated herein, and for no other purpose except as amended and approved by
8 the County. It is expressly understood that this License does not in any way whatsoever grant
9 or convey any permanent easement, lease, fee or other real property interest in the Properties
10 to the Operator.

11 2. EFFECTIVE DATE: The Effective Date of this Agreement is the date first
12 provided above. In the event that such date is omitted, then the Effective Date shall be the last
13 date the Agreement is signed by the County.

14 a. The Parties agree that upon the Effective Date of this Agreement, the
15 Interim License and Operating Agreement dated January 3, 2017 shall terminate.

16 b. The Parties agree that upon the Effective Date of this Agreement, the
17 current Lease Agreement for the Norton Younglove Community Center by and between the
18 County and Operator dated July 1, 2010 shall terminate.

19 c. The Parties agree that upon the Effective Date of this Agreement, the
20 current Lease and Operating Agreement for the James A. Venable Community Center by and
21 between the County and Operator dated April 17, 2013 shall terminate.

22 3. DESCRIPTION OF PROPERTY: The Properties consists of three (3) Centers as
23 follows:

24 a. The Eddie Dee Smith Senior Center, located at 5888 Mission Blvd,
25 Jurupa Valley, which consists of an approximate 9,120 square foot multi-purpose building,
26 adjacent landscaping and parking lot, with County owned land and ancillary improvements
27 supporting the center, all located on Assessor's Parcel Numbers 182-290-023 and 182-290-
28 025. Property Site Map and Center Floor Plan as depicted in Exhibit "B-1", attached hereto and

1 by this reference incorporated herein.

2 b. The Norton Younglove Community Center, located at 459 Center Street,
3 Riverside, which consists of an approximate 3,958 square foot multi-purpose building, adjacent
4 landscaping and parking lot, County owned land and ancillary improvements supporting the
5 Center, including two modular buildings owned by Operator, all located on Assessor's Parcel
6 Number 255-080-0417 located adjacent to Highgrove Community Park. Properties Site Map
7 and Center Floor Plan as depicted in Exhibit "B-2", attached hereto and by this reference
8 incorporated herein.

9 c. The James A. Venable Community Center, located at 50390 Carmen
10 Avenue, Cabazon which consists of one approximate 12,000 square foot multi-purpose
11 community center building and the Cabazon Child Care Development and Counseling Center
12 which consists of one 13,035 square foot child care and counseling building, and adjacent
13 landscaping and parking lot (collectively, the Community Center, Child Care Center parking lot
14 and landscaping are referred to herein as the "Center"), all located on Assessor's Parcel
15 Number 526-170-020. Property Site Map and Center Floor Plan as depicted in Exhibit "B-3,"
16 attached hereto and by this reference incorporated herein.

17 4. TERM: The term of this Agreement shall be for approximately three and one half
18 (3 1/2) years commencing on the Effective Date and expiring on June 30, 2020 but subject to
19 extension by mutual agreement of the Parties. The Agreement shall terminate at the expiration
20 of the initial term unless terminated earlier pursuant to Section 22. The County has no
21 obligation to enter into any extension of this Agreement unless mutually agreed by the Parties
22 hereto.

23 5. CONSIDERATION: Operator shall pay one dollar (\$1) to the County as
24 consideration for use of the Center, payable once and for the entire three and one half (3 1/2)
25 year term upon full execution of this Agreement. County acknowledges that the Operator,
26 through this Agreement will be obligated to pay for the provision of services and operations of
27 the Center on behalf of the County. County recognizes this form of consideration provided by
28 the Operator and grants the Operator the right to collect fees for services rendered and for the

1 coordination of use and rental of portions of the Centers.

2 6. USE: Operator shall provide for the operation and management of the Center
3 which includes community center programming and activities for the benefit of the residents of
4 Riverside County. Operator represents and maintains that it is skilled to perform all services,
5 duties and obligations required by this Agreement to fully and adequately provide these
6 services at the Center. Operator further represents and warrants that it, or its contractors, have
7 all licenses, permits, qualifications and approvals of whatever nature legally required to provide
8 its professional service at the Center.

9 7. OPERATOR OBLIGATIONS:

10 (a) Operations. Operator shall be obligated to provide programs and
11 services to the community and the citizens of Riverside County including but not limited to all
12 programs and services set forth in this Agreement.

13 General hours of operation are as follows:

14 James A. Venable Monday through Friday 8am- 5pm

15 Norton Younglove Community Center Monday through Friday 8am-5pm

16 Eddie Dee Smith Senior Center Monday through Friday 8am-3pm

17 Evening and weekend hours as needed for community events and meetings.

18 The above hours are general only and subject to change. Hours may be adjusted to reflect the
19 needs of the community and will be subject to approval and written consent of the County.

20 (b) Protection and Restoration of the Property. Subject to County's Capital
21 Maintenance and Improvement obligations hereunder, Operator shall keep and maintain all
22 portions of the Properties and Center used by the Operator in good condition and at Operator's
23 expense. Reasonable wear and tear is acceptable and Operator shall not cause waste or
24 damage to the improvements and natural resources thereon by its employees, contractors or
25 agents. Operator shall strictly adhere to the following restrictions:

26 1) Operator may not place or dump garbage, trash or refuse
27 anywhere upon or within the Property, except for self-contained trash receptacles that are
28 maintained by the Operator; and

1 2) Operator may not commit or create, or knowingly suffer to be
2 committed or created, any waste, hazardous condition and/or nuisance to occur upon the
3 Property; and

4 3) Operator must exercise reasonable due diligence in the
5 protection of the Properties against damage or destruction by fire, vandalism or other cause.

6 4) Upon the expiration or termination of this Agreement, but prior to
7 its relinquishment to County, Operator shall, at its own cost and expense, remove any debris
8 generated by its use and the Properties shall be returned in a neat condition. Operator agrees
9 not to damage Properties in the process of performing the permitted use and activities.

10 8. OPERATOR REIMBURSEMENT FUND:

11 (a) County shall allocate and establish an Operator Reimbursement Fund
12 ("Fund") for each of the above aforementioned Centers, per fiscal year, to offset and reimburse
13 the Operator for the actual and proven costs of providing community services and for the costs
14 and obligations of operating the Center as required within this Agreement. The Fund for each
15 Center will be made available to reimburse actual operational costs incurred by the Operator
16 commencing and retroactive to January 3, 2017. A schedule of the allocated funds for each
17 partial and full fiscal years is attached hereto and incorporated herein as Exhibit "D" Schedule
18 of Operator's Reimbursement Funds.

19 (b) Operator acknowledges that during the transition period of the Center
20 and approval and execution of this Agreement that County has and will incur actual Operating
21 costs associated with the transition of the Center from County to Operator. County shall
22 reimburse itself from the fiscal year 2016/2017 Operator Reimbursement Fund for all of
23 County's actual operating costs that were incurred between January 3, 2017 and the full
24 execution and commencement of this Agreement. County shall provide the Operator with a full
25 summary of such deductions and offset of this Fund within thirty (30) days of commencement
26 of this Agreement. Such accounting shall also provide Operator with a remainder balance of
27 the Fund for Fiscal Year 2016/2017.

28 (c) Operator shall utilize the remaining balance of the Fund upon approval

1 and commencement of this Agreement by providing invoices and statements proving itemized
2 actual expenses incurred and requesting appropriate reimbursement of Operational Costs only.
3 Such reimbursement by Operator shall be retroactive for expenses incurred commencing
4 January 3, 2017 and during the Interim License and Operating Agreement dated January 3,
5 2017 by and between the County and the Operator for a transition period of the Center.

6 (d) Upon Fund depletion of the allocated amount in each fiscal year no
7 further reimbursement will be paid to the Operator by the County.

8 9. ALLOCATION OF FUNDS BY COUNTY: The County reserves the right to
9 modify the level of funding allocated to the Operator and Centers within this Agreement due to
10 loss of funding by the County. Any modification to the funding allocations is subject to approval
11 by and through the Board of Supervisors.

12 10. CONTRACTING WITH THIRD PARTIES: Operator may enter into agreements
13 with qualified third parties for the purpose of providing any of the services or programs in
14 connection with the uses permitted to be performed on the Properties as described in Section 6
15 or for the purpose of operation, custodial, maintenance or security services, subject to prior
16 written approval by County in the event that any third parties may need to occupy the Property.
17 All such agreements shall contain provisions necessary to protect the County, its officers,
18 employees, successors, and assigns from any liability arising out of the provision of services or
19 programs, operation, maintenance or replacement of any improvements and facilities in the
20 Center as a result of such third parties, including the obligation to indemnify the County of
21 Riverside, its officers, employees, successors, and assigns and to carry the necessary
22 insurance. The term of any permit, contract, or other agreement entered into by Operator
23 affecting or related to the Properties shall not exceed the term of this Agreement.

24 11. UTILITIES: During the term of this Agreement, Operator agrees to pay, or
25 cause to be paid for any and all utilities used upon the Properties including but not limited to
26 electric, water, gas, sewer, phone, refuse collection, security and/or fire alarm monitoring or
27 related fees, and all other services supplied to the Center or the Property. In addition, Operator
28 shall be responsible for the electrical cost of the four (4) parking lot lights north of the Child

1 Care Building at the James A. Venable Community Center.

2 12. FURNITURE, FIXTURES AND EQUIPMENT: The County and Operator agree
3 and acknowledge that the County owns and installed furniture, fixtures and equipment for the
4 operation of the Center as set forth in Exhibit "E" Existing Furniture, Fixtures and Equipment
5 Owned by County, attached hereto and by this reference incorporated herein. Operator shall,
6 at its sole cost and expense, be responsible for all necessary maintenance and repair of the
7 listed Equipment in Exhibit "E."

8 13. MAINTENANCE RIGHTS AND RESPONSIBILITIES:

9 (a) Operator shall, at its sole cost and expense, maintain, or cause to be
10 maintained, the building and building systems, any applicable outdoor recreational areas, and
11 parking lots in good, clean condition and use as outlined above and in accordance with all
12 applicable laws, including but not limited to health, fire and safety ordinances and laws,
13 environmental regulations and such rules and regulations hereunder as may be binding upon
14 Operator with reasonable wear and tear excepted. American with Disabilities Act (ADA)
15 compliance will be the responsibility of the County. Operator shall, at its sole cost and
16 expense, maintain the landscaping at the Centers as follows:

17 i. The Operator acknowledges they will maintain all landscaping at the
18 Eddie Dee Smith Senior Center.

19 ii. The Operator acknowledge they have use of two (2) Operator owned
20 modular classrooms for the purpose of providing child care services at Norton Younglove
21 Community Center. The Operator will maintain those modular classrooms in good and clean
22 condition. The Operator also acknowledges that within the fenced area of Norton Younglove
23 Community Center exists landscaping and a playground which is a secure area for children.
24 The Operator agrees to maintain all aspects of the above described secured area of the facility.
25 All other landscaping is maintained through Community Services Areas, and is excluded as an
26 obligation of the Operator.

27 iii. The Operator acknowledges that within the fenced area of the Cabazon
28 Child Care Center exists landscaping and a playground which is a secure area for children, as

1 depicted in Exhibit "B-3." The Operator agrees to maintain all aspects of the above described
2 secured area of the facility. All other landscaping is maintained through Community Services
3 Areas, and is excluded as an obligation of the Operator.

4 Operator will be responsible for all reoccurring and normal maintenance of the Centers,
5 while County shall be responsible for any Capital Renewal and Capital Improvement project
6 costs. County responsibility for Capital Renewal and Capital Improvement costs shall include
7 any single maintenance item which exceeds five thousand dollars (\$5,000) per occurrence.
8 Any single maintenance item which does not exceed five thousand dollars (\$5,000) per
9 occurrence shall be the sole responsibility of the Operator.

10 (b) Improvements by Operator. Any alterations, improvements, or
11 installation of fixtures to be undertaken by Operator shall have the prior written approval of the
12 County after Operator has submitted a work plan for any such proposed alterations,
13 improvements, or fixtures to County in writing.

14 (c) Custodial Services: Operator shall keep the Properties in a clean and neat
15 condition. Operator shall at its sole cost and expense, be responsible for all custodial service
16 and supplies necessary for both the Center and the associated grounds as depicted in Exhibit
17 A and B hereto.

18 (d) Inspection. County and its representatives, employees, agents or
19 independent contractors may enter and inspect the Properties or any portion thereof or any
20 improvements thereon at any reasonable time to verify Operator's compliance with the terms
21 and conditions of this Agreement.

22 14. TAXES AND ASSESSMENTS: During the term of this Agreement Operator
23 shall pay, or cause to be paid, any and all applicable real and personal property taxes, general
24 and special assessments and other charges of every description as may be levied on or
25 assessed against the Center, improvements to the Center, or personal property owned by
26 Operator located on or in the Center by reason of Operator's operation of the Property.
27 Operator acknowledges that it may be subject to a possessory interest tax in accordance with
28 the California Revenue and Taxation Code.

1
2 15. COMPLIANCE WITH LAWS AND RESTRICTIONS. Operator shall, at its sole
3 cost and expense, obtain any and all necessary permits and shall fully comply with all
4 applicable ordinances, state and federal laws associated with the provision of the public
5 programs and services. Operator further agrees to use the Properties in material compliance
6 with all laws now in force or which may hereafter be in force relative to its use as outlined in
7 Section 6 above, including without limitation compliance with all federal, state, and local
8 statutes and regulations, as well as all covenants, conditions, and restrictions contained in this
9 Agreement.

10 16. ASSIGNMENT: Operator shall not assign the rights and obligations of this
11 Agreement without the written consent of the County. Such consent shall be in the sole and
12 absolute discretion of the County.

13 17. INSURANCE: Without limiting or diminishing Operator's obligation to the
14 indemnify or hold the County and County harmless, Operator shall procure and maintain or
15 cause to be maintained, at its sole cost and expense, the following insurance coverage's during
16 the term of this Agreement.

17 (a) Workers' Compensation. If the Operator has employees as defined by
18 the State of California, the Operator shall maintain statutory Workers' Compensation Insurance
19 (Coverage A) as prescribed by the laws of the State of California. Policy shall include
20 Employers' Liability (Coverage B) including Occupational Disease with limits not less than
21 \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor
22 of the County and County, and, if applicable, to provide a Borrowed Servant/Alternate
23 Employer Endorsement.

24 (b) Commercial General Liability. Commercial General Liability insurance
25 coverage, including but not limited to, premises liability, contractual liability, products and
26 completed operations liability, personal and advertising injury, and cross liability coverage,
27 covering claims which may arise from or out of Operator's performance of its obligations
28 hereunder. Policy shall name, the County, County, its directors, officers, employees,

1 appointed officials, agents or representatives as Additional Insured. Policy's limit of liability
2 shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance
3 contains a general aggregate limit, it shall apply separately to this Agreement or be no less
4 than (2) times the occurrence limit.

5 (c) Vehicle Liability. If vehicles or mobile equipment are used in the
6 performance of the obligations under this Agreement, then Operator shall maintain liability
7 insurance for all owned, non-owned or hired vehicles so used in an amount not less than
8 \$1,000,000 per occurrence combined single limit. If such insurance contains a general
9 aggregate limit, it shall apply separately to this Agreement or be no less than (2) times the
10 occurrence limit. Policy shall name the County, County, its directors, officers, employees,
11 appointed officials, agents or representatives as Additional Insured.

12 (d) General Insurance Provisions - All lines:

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

18 2) The Operator's insurance carrier(s) must declare its insurance
19 self-insured retentions. If such self-insured retentions exceed \$500,000 per occurrence such
20 retentions shall have the prior written consent of the County's Risk Manager before the
21 commencement of operations under this Agreement. Upon notification of self-insured retention
22 unacceptable to the County, and at the election of the County's Risk Manager, Operator's
23 carriers shall either; 1) reduce or eliminate such self-insured retention as respects this
24 Agreement with the County, or 2) procure a bond which guarantees payment of losses and
25 related investigations, claims administration, and defense costs and expenses.

26 3) Operator shall cause Operator's insurance carrier(s) to furnish
27 the County with either 1) a properly executed original Certificate(s) of Insurance and certified
28 original copies of Endorsements effecting coverage as required herein, and 2) if requested to

1 do so orally or in writing by the County's Risk Manager or Real Estate Division, provide original
2 Certified copies of policies including all Endorsements and all attachments thereto, showing
3 such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance
4 shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be
5 given to the County prior to any material modification, cancellation, expiration or reduction in
6 coverage of such insurance. In the event of a material modification, cancellation, expiration, or
7 reduction in coverage, this Agreement shall terminate forthwith, unless the County receives,
8 prior to such effective date, another properly executed original Certificate of Insurance and
9 original copies of endorsements or certified original policies, including all endorsements and
10 attachments thereto evidencing coverage's set forth herein and the insurance required herein
11 is in full force and effect. Operator shall not commence operations until the County has been
12 furnished original Certificate (s) of Insurance and certified original copies of endorsements and
13 if requested, certified original policies of insurance including all endorsements and any and all
14 other attachments as required in this Section. An individual authorized by the insurance carrier
15 to do so on its behalf shall sign the original endorsements for each policy and the Certificate of
16 Insurance.

17 4) It is understood and agreed to by the parties hereto that the
18 Operator's insurance shall be construed as primary insurance, and the County's or County's
19 insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not
20 be construed as contributory.

21 5) If, during the term of this Agreement or any extension thereof,
22 there is a material change in the permitted use, the County reserves the right to adjust the
23 types of insurance required under this Agreement and the monetary limits of liability for the
24 insurance coverage's currently required herein, if; in the County's Risk Manager's reasonable
25 judgment, the amount or type of insurance carried by the Operator has become inadequate.

26 6) Operator shall pass down the insurance obligations contained
27 herein to all tiers of Operator's vendors working under this Agreement.

28 7) The insurance requirements contained in this Agreement may be

1 met with a program(s) of self-insurance acceptable to the County's Risk Manager.

2 8) Operator shall notify County of any claim by a third party or any
3 incident or event that may give rise to a claim arising from the performance of this Agreement
4 within ten (10) days of receipt of notice thereof.

5 18. INDEMNIFICATION: Operator shall indemnify and hold harmless the County,
6 its directors, officers, employees, appointed or elected officials, agent or representatives from
7 any liability whatsoever, to the extent based or asserted upon acts, omissions or any services
8 of Operator, its officers, employees, agents or representatives arising out of or in any way
9 relating to this Agreement, including but not limited to property damage, bodily injury, or death
10 or any other element of any kind or nature whatsoever arising from the performance of
11 Operator, its officers, agents, employees, agents or representatives from this Agreement.
12 Operator shall defend, at its sole expense, all costs and fees including, but not limited, to
13 attorney fees, cost of investigation, defense and settlements or awards, the County, its
14 directors, officers, employees, appointed officials, agents or representatives in any claim or
15 action to the extent based upon such alleged acts or omissions.

16 (a) With respect to any action or claim subject to indemnification herein by
17 Operator. Operator shall, at their sole cost, have the right to use counsel of their own choice
18 and shall have the right to adjust, settle, or compromise any such action or claim without
19 compromise in no manner whatsoever limits or circumscribes Operator indemnification to
20 County as set forth herein.

21 (b) Operator's obligation hereunder shall be satisfied when Operator has
22 provided to County the appropriate form of dismissal relieving County from any liability for the
23 action or claim involved.

24 (c) The specified insurance limits required in this Agreement shall in no way
25 limit or circumscribe Operator's obligation to indemnify and hold harmless the County herein
26 from third party claims.

27 (d) In the event there is conflict between this clause and California Civil
28 Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such

1 interpretation shall not relieve Operator from indemnifying the County to the fullest extent
2 allowed by law.

3 19. ENVIRONMENTAL PROTECTION. Operator shall not discharge, dispose of,
4 or permit to escape, any drainage water, non-point source runoff, raw sewage, fuel, or waste of
5 any kind, within or outside the Center that could result in destruction of habitat or the
6 contamination or pollution of said Center. Operator shall at all times comply with all applicable
7 federal, state, and local laws, orders, and regulations, as may be amended with respect to the
8 proper discharge of refuse, garbage, sewage effluent, wastes, storm water runoff, and any and
9 all other pollutants, including soil sediments, and shall cause its employees, agents and other
10 persons or entities under its control to comply fully with such laws, orders, and regulations.

11 20. HAZARDOUS MATERIALS. Operator shall not use or allow anyone else to
12 use the Center to generate, manufacture, refine, transport, treat, store, handle, recycle,
13 release, or dispose of any hazardous material, other than as reasonably necessary for the
14 operation of its operations and activities as contemplated under this Agreement. The term
15 "hazardous material" means any hazardous substance, material, or waste including, but not
16 limited to, those listed in 49 CFR 172.101 (U.S. Department of Transportation), the Cal/EPA
17 Chemical Lists, or petroleum products and their derivatives. However, this shall not apply to
18 the use of petroleum products and related substances incidental to operation of motorized
19 equipment and vehicles whose operation on the premises is contemplated by this Agreement.
20 Operator shall immediately notify County in writing in the event of any release of hazardous
21 material, violation of any environmental law, or actions brought by third parties against
22 Operator alleging environmental damage. Operator shall indemnify and hold County harmless
23 from any and all damages of any nature (including payment of attorney fees) related to or
24 arising out of the discharge or release of hazardous materials caused by Operator or any
25 person or entity under its control. County represents and warrants to Operator that, to the best
26 of County's knowledge, no hazardous material has been generated, manufactured, refined,
27 transported, treated, stored, handled, recycled, released, or disposed of on, under, or about the
28 Center or Properties prior to the effective date of this Agreement. In the event that Operator

1 discovers that any hazardous material has been generated, manufactured, refined,
2 transported, treated, stored, handled, recycled, released, or disposed of on, under, or about the
3 Center or Properties prior to the effective date of this Agreement, then Operator shall have the
4 right to immediately terminate this Agreement and shall have no remediation responsibility, and
5 County shall indemnify, defend and hold harmless Operator from any and all liability of any
6 type related thereto.

7 21. DEFAULT:

8 (a) Operator shall be deemed in default of this Agreement if Operator uses
9 the Properties for any purpose other than that authorized in the Agreement, fails to maintain
10 the Properties or the improvements in the manner provided for in the Agreement, fails to
11 comply with or perform any other covenant, condition, provision or restriction provided for in the
12 Agreement, abandons the Property, allows the Properties to be attached, levied upon, or
13 seized under legal process, or if Operator files or commits an act of bankruptcy, has a receiver
14 or liquidator appointed to take possession of the Property, or commits or permits waste on the
15 Property.

16 (b) Operator shall cure any defaults within thirty (30) days of receipt of a
17 written notice by the County to remedy any and all defaults. In the event that any default is of
18 such a nature that the same cannot reasonably be cured within the thirty (30) day period
19 described above, then the cure period shall be extended by such further reasonable period (not
20 to exceed an additional 90 days) so long as Operator commences the cure within the thirty (30)
21 day period described above and thereafter diligently prosecutes the cure to completion. In the
22 event that Operator's fails to cure the noticed default, County shall have the right to terminate
23 this Agreement and retake possession of the Properties together with all additions, alterations,
24 and improvements thereto by providing Operator thirty (30) days' notice of its intent to
25 terminate. County shall also retain all rights to seek any and all remedies at law or in equity
26 available in the event Operator is in default. Upon the giving of notice of termination, all
27 Operator's rights in the Properties and improvements shall terminate. Promptly after notice of
28 termination, Operator shall surrender and vacate the Properties and all improvements in good

1 and clean condition.

2 22. TERMINATION:

3 (a) County's Right to Terminate.

4 1) If during the term of this Agreement, the Centers are damaged,
5 whether or not from a risk covered by insurance, and subject to the other provisions of this
6 Agreement regarding termination, County shall have the option, but shall not be obligated to
7 make the repairs necessary to restore the Centers and all the improvements thereon, to a
8 condition for occupancy or use comparable to the condition thereof before such damage
9 occurred. However, County may determine in its sole discretion, that if it is not feasible to
10 make the necessary repairs or restoration, County shall have the right to terminate this
11 Agreement.

12 2) County may terminate this Agreement for any reason by giving
13 one hundred eighty (180) days written notice to Operator.

14 3) Upon such termination, Operator must surrender the Properties
15 and all equipment and improvements constructed in the Centers (other than trade fixtures or
16 other removable fixtures owned by Operator) to be left in good and clean condition and shall
17 become the property of County or the County at no cost or expense to the County.

18 (b) Operator's Right to Terminate.

19 1) Operator may terminate this Agreement at any time and for any
20 reason by giving written notice to County at least ninety (90) days prior to the effective date of
21 such termination. Upon such termination, Operator must surrender the Properties and all
22 improvements and Equipment in good and clean condition.

23 23. NOTICES: All notices, requests, demands, waivers, consents and other
24 communications herein provided to be given, or which may be given by either party to the
25 other, shall be deemed to have been fully given when made in writing and transmitted by
26 electronic email, hand-delivered, sent by certified mail, or deposited in the United States mail,
27 postage prepaid and addressed as follows:

1 If to County:

2 Attn: Deputy Director of Real Estate
3 Economic Development Agency
4 County of Riverside
5 3403 10th Street, Suite 400
6 Riverside, CA 92501
7 951-955-4820

8 If to Operator:

9 Attn: Dominick Betro, President/CEO
10 Family Service Association
11 21250 Box Springs Road, Suite 207
12 Moreno Valley, CA 92557
13 951-686-1096

14 24. SEVERABILITY: Each section and provision of this Agreement is severable
15 from each other provision. In the event that any one or more of the provisions contained in this
16 Agreement shall be invalid, illegal or unenforceable in any respect, the validity, legality, and
17 enforceability of the remaining provisions contained in this Agreement shall not in any way be
18 affected or impaired thereby. To the extent permitted by applicable law, each party to this
19 Agreement waives any provision of law that renders any provision of this Agreement invalid,
20 illegal, or unenforceable in any respect. In the event any provision of this Agreement shall be
21 held invalid, illegal, or unenforceable, the parties shall use all reasonable efforts to substitute a
22 valid, legal, and enforceable provision that implements the purposes and intents of this
23 Agreement.

24 25. WAIVER: Failure by a Party to insist upon the strict performance of any of the
25 provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights
26 upon the default of the other party, shall not constitute a waiver of such Party's rights to insist
27 and demand strict compliance by the other Party with the terms of this Agreement thereafter.

28 26. GOVERNING LAW; JURISDICTION: This Agreement shall be governed and
construed in accordance with the laws of the State of California. The County and Operator
agree that the Agreement has been entered into in Riverside County, California, and that if any
action or proceeding is commenced to enforce or interpret this Agreement, venue shall be filed
in the Superior Court for the State of California, in Riverside, California.

27. INTERPRETATION: The Parties hereto have negotiated this Agreement at

1 arms-length and have been advised by their respective attorneys, or if not represented by an
2 attorney, represent that they had an opportunity to be so represented and no provision
3 contained herein shall be construed against County solely because it prepared this Agreement
4 in its executed form.

5 28. AMENDMENT: This Agreement shall not be modified or amended without the
6 written consent of both Operator and the County incorporated in a written amendment to the
7 Agreement.

8 29. BINDING ON SUCCESSORS: The terms and conditions herein contained shall
9 apply to and bind the heirs, successors in interest, executors, administrators, representatives,
10 and assigns of all the parties hereto.

11 30. AUTHORITY TO EXECUTE: The persons executing this Agreement or
12 exhibits attached hereto on behalf of the Parties to this Agreement hereby warrant and
13 represent that they have the authority to bind the respective Parties to this Agreement to the
14 performance of its obligations herein.

15 31. ENTIRE AGREEMENT: This Agreement and those documents incorporated
16 herein by reference or attached: (i) constitutes the entire Agreement, supersedes all other prior
17 Agreements and understandings, both written and oral, among the Parties, or any of them, with
18 respect to the subject matter of this Agreement; (ii) is not intended to confer upon any person
19 other than the Parties to this Agreement any rights or remedies under this Agreement.

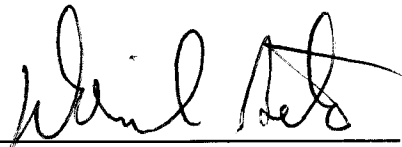
20 Signature Provisions on Following Page
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28

1 IN WITNESS WHEREOF, the Parties hereto have executed this Agreement to be as of
2 the date written.

3
4 **COUNTY:**
5 COUNTY OF RIVERSIDE, a political
6 subdivision of the State of California

LICENSEE & OPERATOR:
Family Service Association, Inc. a
California nonprofit corporation

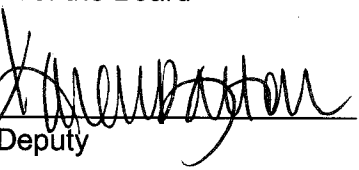
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8 BY: 
9 Chairman, JOHN TAVAGLIONE
Board of Supervisors

By: 
Dominick Betro, President


10
11 DATED: MAY 09 2017

DATED: 4-13-17

12
13 **ATTEST:**
14 Kecia Harper-Ihem
15 Clerk of the Board

16 BY: 
17 Deputy

18
19 **APPROVED AS TO FORM:**
20 Gregory P. Priamos
21 County Counsel

22 BY: 
23 ~~R. Todd Frahm~~ ELENA M. BOEVA
24 Deputy County Counsel

25
26
27 JR:ra/041317/310FM/18.741
28

EXHIBIT "A"

Community Centers

Eddie D. Smith Community Center

5888 Mission Boulevard

Riverside, CA 92509

Norton Younglove Community Center

459 Center Street

Riverside, CA 92509

James A. Venable Community Center and

Cabazon Child Development Center

50390 Carmen Avenue

Cabazon, CA 92230

EXHIBIT "B-1"

PROPERTY SITE MAP AND CENTER FLOOR PLAN



EXHIBIT "B-1"

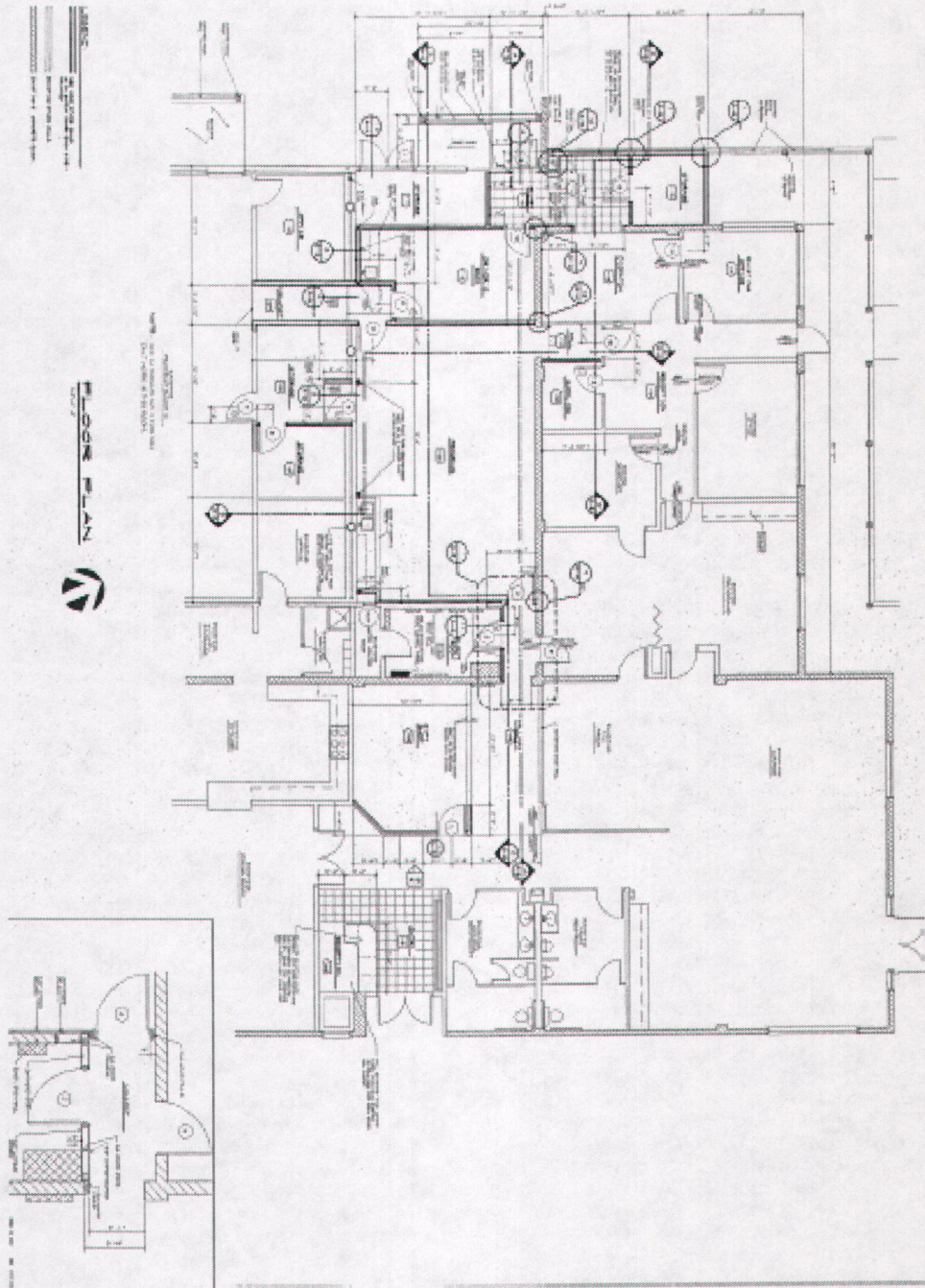


EXHIBIT "B-2"

PROPERTY SITE MAP AND CENTER FLOOR PLAN

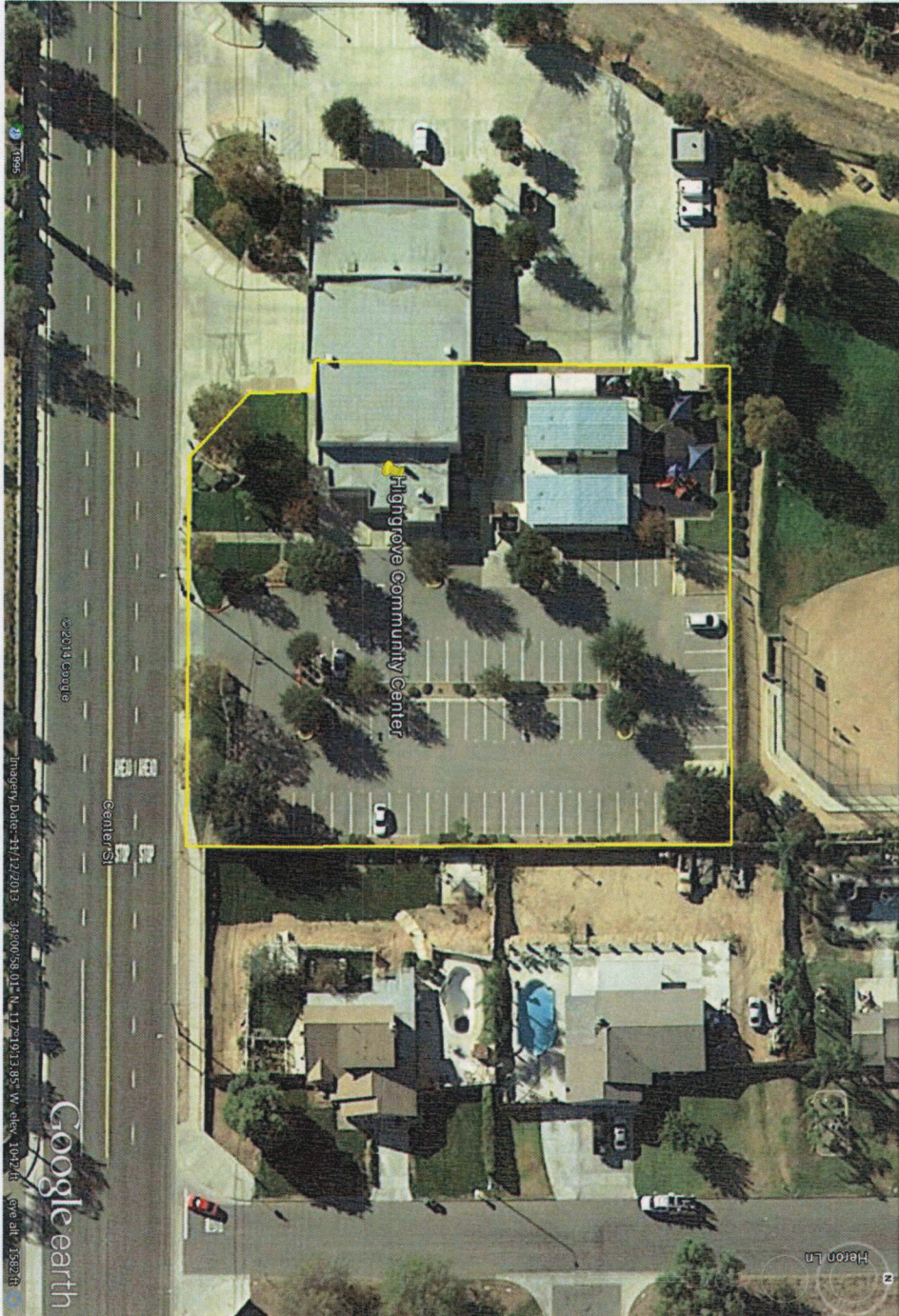


EXHIBIT "B-3"

PROPERTY SITE MAP AND CENTER FLOOR PLAN

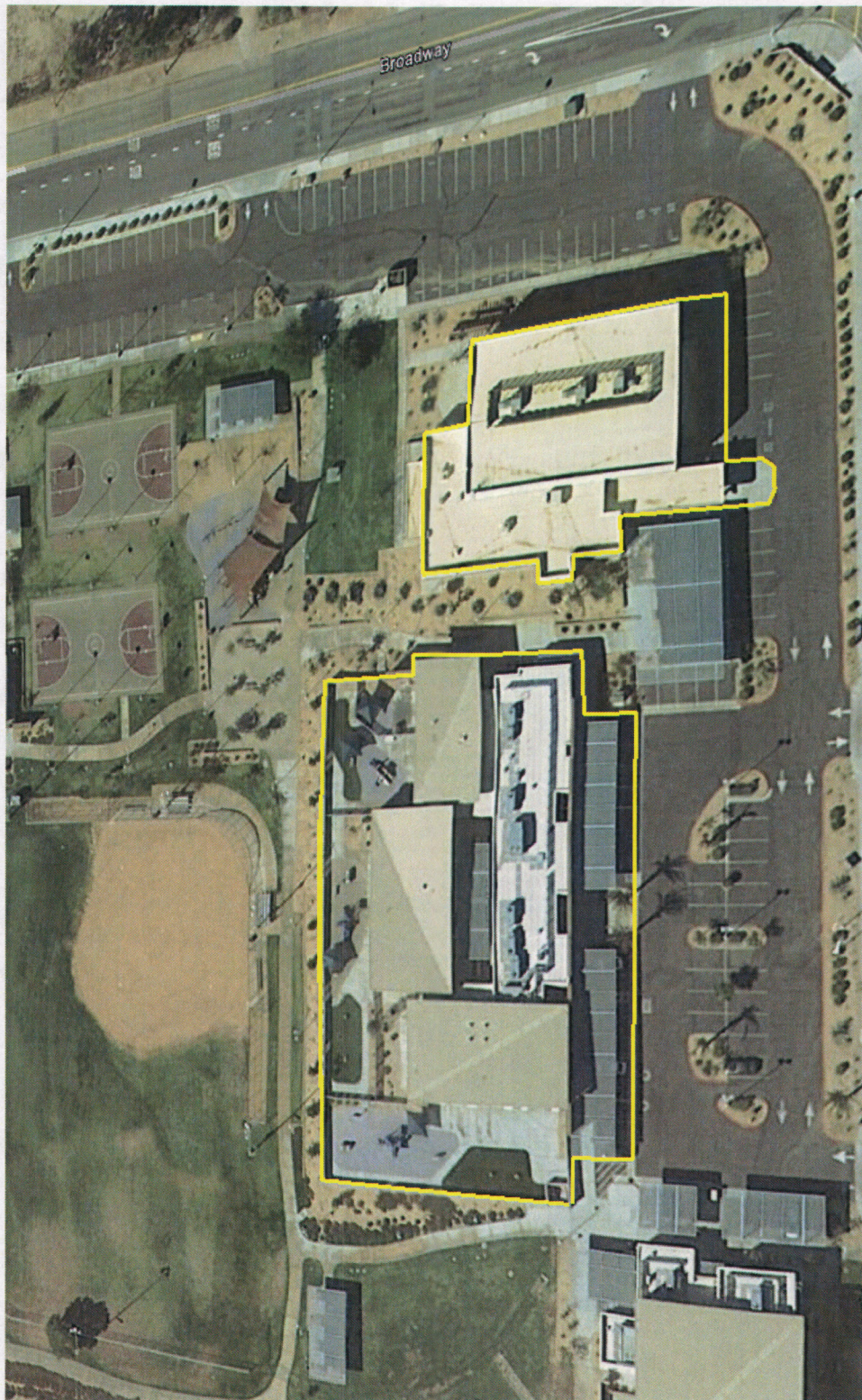
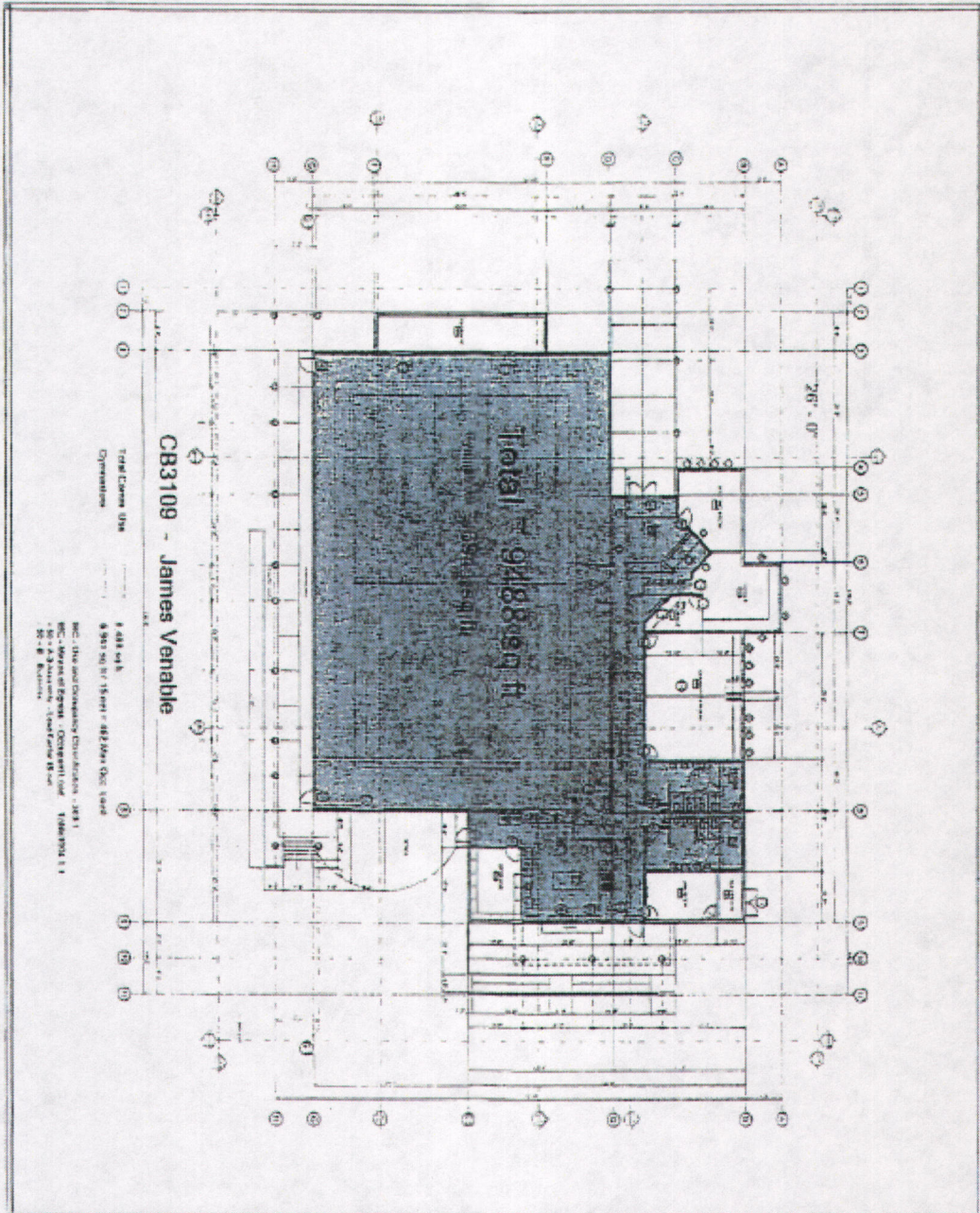


EXHIBIT "B-3"



CB3109 - James Venable

Total Covered Area
 6,993 sq ft (15,991 - 82,000 sq ft) 100%

DEC - Site and Community Development - 1001
 DEC - Approval of Design - 1001
 DEC - Approval of Construction - 1001
 DEC - Approval of Construction - 1001

NOTES

WALL LEGEND

- 1. 8" CMU
- 2. 12" CMU
- 3. 16" CMU
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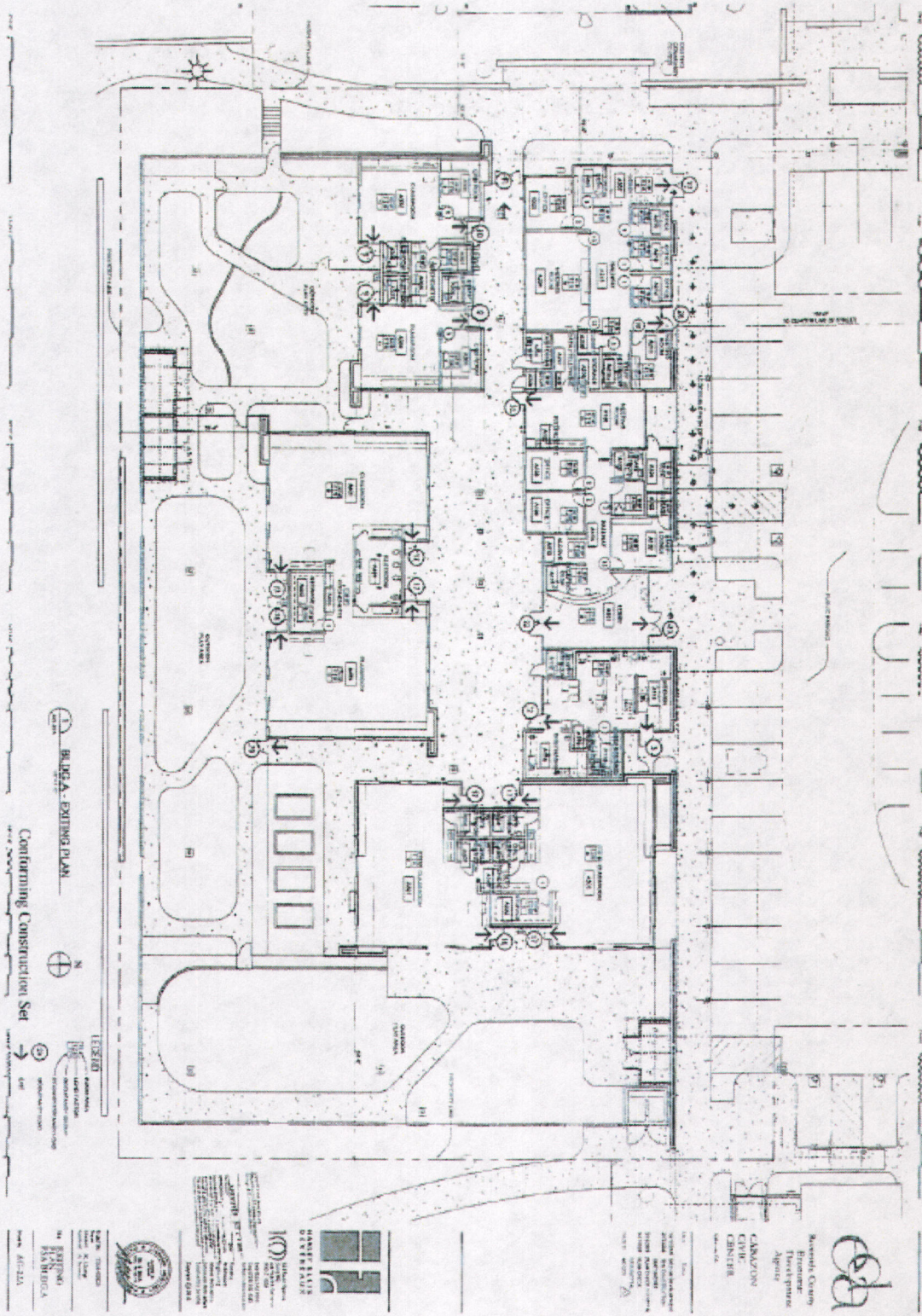
HOLT ARCHITECTS
 ARCHITECTURE AND PLANNING

1000 North 1st Street, Suite 100
 Portland, Oregon 97208
 Phone: 503.222.1111
 Fax: 503.222.1112
 Website: www.holtarchitects.com

Client: Galaxson Community Center
 Project: Galaxson Community Center
 Date: 10/10/2011

Project Name	Galaxson Community Center
Project Number	A1100
Revision	1
Date	10/10/2011

EXHIBIT "B-3"



1. BUILDING A - EXISTING PLAN

Conforming Construction Set

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DATE: 10/15/03
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT: CAMAZON CIVIC CENTER
 SHEET: 1.535.01



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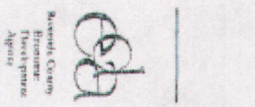


EXHIBIT "C"

SCOPE OF OPERATIONS – COMMUNITY PROGRAMS AND SERVICES FOR COMMUNITY CENTERS

1. Food Service programs, including Senior Nutrition, Commodities, Brown Bag, Rolling Cart, Hidden Harvest and the Summer Program.
2. Health Services Programs, including Health Education, Health Fairs, Caregiver support services and training, LVN/RN Services, (blood glucose, blood pressure screening, etc.) immunizations, mammograms, Medical Services and Dental Services.
3. Youth Services Programs, including Afterschool Programs, Summer Youth Programs-Camps, Youth Sports and Recreation, Tutoring/homework help, and Youth Leadership Programming
4. Park and Recreation Services including Physical Fitness Programs, sports, exercise, dancing etc.

EXHIBIT "D"

SCHEDULE OF OPERATOR'S REIMBURSEMENT FUND

Eddie D. Smith Senior Center Reimbursement Schedule:

Fiscal Year	Dates	Funds Allocated
2016/2017 (Partial Year)	January 3, 2017 – June 30, 2017	\$75,000
2017/2018	July 1, 2017 – June 30, 2018	\$150,000
2018/2019	July 1, 2018 – June 30, 2019	\$150,000
2019/2020	July 1, 2019 – June 30, 2020	\$150,000

Highgrove (Norton Younglove Community Center) Reimbursement Schedule:

Fiscal Year	Dates	Funds Allocated
2016/2017 (Partial Year)	January 3, 2017 – June 30, 2017	\$62,500
2017/2018	July 1, 2017 – June 30, 2018	\$125,000
2018/2019	July 1, 2018 – June 30, 2019	\$125,000
2019/2020	July 1, 2019 – June 30, 2020	\$125,000

James A. Venable Community Center and
Cabazon Child Development Center Reimbursement Schedule:

Fiscal Year	Dates	Funds Allocated
2016/2017 (Partial Year)	January 3, 2017 – June 30, 2017	\$65,000
2017/2018	July 1, 2017 – June 30, 2018	\$130,000
2018/2019	July 1, 2018 – June 30, 2019	\$130,000
2019/2020	July 1, 2019 – June 30, 2020	\$130,000

EXHIBIT "E"

EXISTING FURNITURE, FIXTURES AND EQUIPMENT
OWNED BY COUNTY

Eddie Dee Smith Senior Center
Inventory 2017

Location	Quantity	Item
Eddie D Smith SC	1	Kiln
Eddie D Smith SC	1	1 nice trash can
Eddie D Smith SC	2	2 picnic tables
Eddie D Smith SC	2	3' Round Tables
Eddie D Smith SC	12	6' Tables
Eddie D Smith SC	18	8' Tables
Eddie D Smith SC	1	AED (Defibrillator)
Eddie D Smith SC	2	Ash tray/trash - outside
Eddie D Smith SC	1	Barbeque
Eddie D Smith SC	4	Bathroom Trash Cans
Eddie D Smith SC	1	Big Room Fan
Eddie D Smith SC	1	Bingo Machine
Eddie D Smith SC	7	Blue Chairs
Eddie D Smith SC	2	Book Cases - Custom
Eddie D Smith SC	1	Book Shelf - library
Eddie D Smith SC	1	BookCase - Lynne's Office
Eddie D Smith SC	2	Box-Car Storage Units
Eddie D Smith SC	4	Carts - flat
Eddie D Smith SC	7	Carts - large
Eddie D Smith SC	3	Carts - small
Eddie D Smith SC	2	Carts - Stainless Steel
Eddie D Smith SC	1	Christmas Tree
Eddie D Smith SC	3	Coffee tables
Eddie D Smith SC	1	Commercial Freezer - 3 door
Eddie D Smith SC	1	Commercial Refrigerator - 3 door
Eddie D Smith SC	1	Computer desk
Eddie D Smith SC	12	computers
Eddie D Smith SC	12	Conference Chairs - rollers
Eddie D Smith SC	2	Conference Table
Eddie D Smith SC	1	Copy machine
Eddie D Smith SC	1	Credenza

Eddie D Smith SC	11	Desk chairs
Eddie D Smith SC	200	Dining Chairs
Eddie D Smith SC	1	Display Cabinet
Eddie D Smith SC	1	Fax Machine
Eddie D Smith SC	3	File Cabinet - desk size
Eddie D Smith SC	1	File Cabinet - kitchen office
Eddie D Smith SC	1	Food Distribution Roller Rack - curve
Eddie D Smith SC	3	Food Distribution Roller Rack Stands
Eddie D Smith SC	4/8'	Food Distribution Roller Racks
Eddie D Smith SC	2	Gray Chairs

Eddie D Smith SC	1	Ice Maker
Eddie D Smith SC	6	keyboards
Eddie D Smith SC	2	Ladders
Eddie D Smith SC	4	Large Conference Chairs with roller -high back
Eddie D Smith SC	7	Large cork boards
Eddie D Smith SC	4	Large trash cans
Eddie D Smith SC	2	Living Room Chairs
Eddie D Smith SC	1	Magazine Rack
Eddie D Smith SC	1	Mail/Slotted shelf
Eddie D Smith SC	6	Medium Cork message board
Eddie D Smith SC		Metal Shelving
Eddie D Smith SC	2	Metal Storage Cabinet
Eddie D Smith SC	1	Microwave
Eddie D Smith SC	7	Padded chairs
Eddie D Smith SC	9	Phones
Eddie D Smith SC	1	Piano
Eddie D Smith SC	2	Plastic Round table
Eddie D Smith SC	2	Podium
Eddie D Smith SC	3	Pool Tables
Eddie D Smith SC	1	Portable Screen
Eddie D Smith SC	1	Portable Sound System

Eddie D Smith SC	6	printers
Eddie D Smith SC	1	Projector
Eddie D Smith SC	3	Rocking Chairs
Eddie D Smith SC	2/4 panel each	Room Dividers
Eddie D Smith SC	1	Sanitizer Dispenser
Eddie D Smith SC	2	Shelves - Janitor Closet
Eddie D Smith SC	1	Short and wide filing cabinet
Eddie D Smith SC	7	Side Tables
Eddie D Smith SC	1	Small Folding Table
Eddie D Smith SC	11	Small trash cans
Eddie D Smith SC	1	Small Wood bench - outside
Eddie D Smith SC	4	Small Wood-grain folding tables
Eddie D Smith SC	5	Soap Dispensers
Eddie D Smith SC	1	Sofa
Eddie D Smith SC	3 pair	Speakers for computer
Eddie D Smith SC	2	Stainless Steel Prep Tables
Eddie D Smith SC	1	Stove/Ovens
Eddie D Smith SC	2	Table- 8', thin
Eddie D Smith SC	5	Tall filing cabinets - 4 drawer
Eddie D Smith SC	1	Television
Eddie D Smith SC	6	Towel Dispensers
Eddie D Smith SC	2	Treadmill
Eddie D Smith SC		Various Kitchen Appliances
Eddie D Smith SC		Various Kitchen Untensils
Eddie D Smith SC	1	Warming Table
Eddie D Smith SC	6	White boards
Eddie D Smith SC	1	Wii

Norton Younglove Highgrove Community Center
Inventory 2016-17

Bar Code	Room	Description	Manu.	Model	Serial #	EDA	FSA	OoA
	Office	Zero Client	HP		T310		X	
	Office	Monitor	Dell		E2011ht		X	
	Office	Zero Client	HP		T310		X	
	Office	Monitor	Dell		E2011ht		X	
	Office	Zero Client	HP		T310		X	
	Office	Monitor	Dell		E2011ht		X	
	Office	Laptop	Dell	Latitude	3330		X	
7461	Reception	Horizontal File - 2 drawer	Staples	Black	30w x 18 1/2d x 29h	X		
	Office 2	Desk		Cherry	60w x 30 1/2d x 28 1/2h		X	
	Office 2	Desk - right section		Cherry	48w x 24d x 28 1/2h		X	
7516	Office 2	Copier	Kyocera		FS-354 MFP		X	
7463	Office 2	File Cabinet - 4 drawer	Hon	Black	18w x 26 1/2d x 52h	X		
7464	Office 2	Horizontal File - 5 Drawer		gray	36w x 18d x 62h		X	
7465	Office 2	Office Swivel Chair		13369-US	High Back Manager Chair	X		
	Office 1	Desk - 4 drawers			65w x 29 1/2d x 29 1/2h		X	
	Office 1	Desk - right section			39 1/2w x 20d x 29 1/2h	X		
7467	Office 1	Horizontal File - 2 drawer	Staples	Black	30w x 18 1/2d x 29h	X		
	Office 1	Book Case				X		
	Office 1	Desk - 4 drawers			59w x 29 1/2d x 29h	X		
7470	Office 1	Office Swivel Chair	EckAdams	gray		X		
	Office 1	Chair - armless	Staples	Comet	2 Chairs	X		
	Hall	Desk - 2 drawers		oak	48w x 30d x 29 1/2h	X		
	Hall	Folding Tables (some "Iceberg")	Lifetime	20 tables	72 x 30 x 29h		X	
	Hall	Folding Table	Lifetime	1 table	96 x 30 x 29h		X	
	Hall	Round Table	Lifetime	1 table	48 round x 29h		X	
	Hall	Stackable Chairs		120 chairs			X	
7478	Hall	Storage Cabinet	Hon	HON795LSP	42w x 19 1/4d x 67h	X		
7479	Hall	Storage Cabinet	Hon	HON795LSP	42w x 19 1/4d x 67h	X		
7480	Hall	Storage Cabinet	Hon	HON795LSP	42w x 19 1/4d x 67h	X		
7481	Hall	Storage Cabinet	Hon	HON795LSP	42w x 19 1/4d x 67h	X		
	Hall	Flat screen TV	Sanyo				X	
	Hall	Flat screen TV	Toshiba	55HT1U	A48185AA42294A1	X		

	Storage	Karate Mats (12)		blue		X		
	Hall	US Flag	Koralex II		46 x 74	X		
	Hall	CA Flag	Koralex		47 x 70	X		
	Hall	Church Pew			92" x 40h x 16 1/2 seat hght	X		
	Kitchen	Utility Cart - 2 shelf		Metal gray	33 1/4 x 16 1/2 x 32h w/5" wheels	X		
	Kitchen	Dishwasher	CMA	L-1X16	192724			X
7485	Kitchen	Can Opener	Edlund	#1		X		
21032	Kitchen	Refrigerator - 2 door	Centaur	CSD-2DR	MCR4L49043			X
	Kitchen	Freezer - 1 door	Kelvinator	KFS220RHY2	WB30454842			X
7489	Kitchen	Stove - 4 burner & grill	Wolf	22" griddle	45 x 32 1/2d x 57 1/2h	X		
7491	Kitchen	CDC Utility Cart - 3 Shelf	Cambro	light gray	32 1/2 x 16 1/4 x 38h	X		
	Kitchen	Large Heating Bag - Red	Check Corp	HotBag HB-2				X
	Kitchen	Sinks -3 well, SS	RJ Fabricators, Inc.	RJ-S-3-1818- 18D	90w x 24d x 35 1/2h + splash	X		

James A. Venable Community Center
Inventory April 2017

Bar Code	Room	Description	Manu.	Model	Serial #	EDA	FSA	OoA
	Office	Zero Client	HP	T310	2TG5062319		X	
	Office	Monitor	Dell	E2011ht	Cn-0H5J5G74445-092-952		X	
	Office	Zero Client	HP	T310	2TG5062392		X	
	Office	Monitor	Acer	V206HQL	MMLXKAA00344404E9 C4214		X	
	Office	Zero Client	HP	T310	2TG5110575		X	
	Office	Monitor	Acer	V206HQL	MMLXKAA00344404c8 64214		X	
		Wireless AP	Cisco	AIR- SAP1602	FGL1821S0M9		X	
	Office	Copier	Kyocera	Taskalpha	N482609268		X	
		Projector	Dell	5100 MP	FSBC081		X	
7239	Reception	Supply Table		6 drawer, 2 bins	69w x 24d x 28 1/2h	X		
7252	Meeting	Folding Table	Versteel	PET1 2460REFX	60 x 24 x 29h	X		
7253	Meeting	Folding Table	Versteel	PET1 2460REFX	60 x 24 x 29h	X		
7254	Meeting	Folding Table	Versteel	PET1 2460REFX	60 x 24 x 29h	X		
7255	Meeting	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
7256	Meeting	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
7257	Meeting	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
7258	Meeting	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
7259	Meeting	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
	Meeting	Folding Chairs - 11	Lifetime	CB00800	Durastyle	X		
	Hall	Stackable Chairs - 19	Hon	OLSON-4041	Blue-91	X		
7260	Office 1	Desk			60 x 30 x 28 1/2h	X		
7261	Office 1	Cadenza			60 x 14 x 39 1/2h	X		
7274	Office 1	Office Swivel Chair	Herman Miller	AM122A		X		
7275	Office 1	Desk			60 x 30 x 28 1/2h	X		
7276	Office 1	Cadenza			60 x 14 x 39 1/2h	X		
7279	Office 1	Office Swivel Chair	Herman Miller	AM122A		X		
7280	Office 1	Desk		4 Drawer	72 x 24 x 29h	X		
7283	Office 1	Office Swivel Chair	Herman Miller	AM122A		X		
7284	Office 1	Filing Cabinet - Horizontal		5 Drawer	36 x 18 x 68 1/4h	X		
7285	Office 1	Folding Table	Versteel	PET1 1860REFX		X		
7286	Office 1	Paper Shredder	Staples	SPL-S242D		X		

7287	Office 1	Desk - left section	Meridian		48 x 24 x 28 1/2h	X		
7288	Office 1	Desk - corner	Meridian		48 x 48 x 28 1/2h	X		
7289	Office 1	Desk - corner	Meridian		48 x 48 x 28 1/2h	X		
7290	Office 1	Desk - right section	Meridian		42 x 24 x 28 1/2h	X		
7291	Meeting	Computer Server	Dell	PowerEdge 840	CABSRV1	X		
7294	Office 1	Round Table - 42"	Herman Miller	SA142893		X		
	Office 1	Chairs - 7	Herman Miller	AD10UB	Silver - gray	X		
7297	Office 2	Office Swivel Chair	Herman Miller	AM122A		X		
8162	Office 2	Microwave	Daewoo	KOG-867T9			X	
8163	Office 2	Refrigerator - Small	Sanyo	SR-4912M	#070103513		X	
7298	Community	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
7299	Community	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
7300	Community	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
7301	Community	Folding Table	Versteel	PET1 1860REFX	60 x 18 x 29h	X		
7302	Community	Folding Table	Lifetime	0504716 8066	72 x 30 x 29h	X		
7304	Community	Folding Table	Lifetime	0504716 8066	72 x 30 x 29h	X		
7305	Community	Folding Table	Lifetime	0504716 8066	72 x 30 x 29h	X		
7306	Community	Folding Table	Lifetime	0504716 8066	72 x 30 x 29h	X		
7307	Community	Folding Table	Lifetime	0504716 8066	72 x 30 x 29h	X		
7308	Community	Filing Cabinet - Horizontal		5 Drawer	36 x 18 x 68 1/4h	X		
7309	Community	Television	Zenith	Z25A11S	721-15351161	X		
7310	Community	DVD VHS Player	Emerson	EWD2203	U41353918A	X		
	Community	Stackable Chairs	Hon	OLSON-4041	Blue-91	X		
	Janitor Room	Storage Cabinet	Rubbermaid			X		
	Janitor Room	Wire Shelving	Super Erecta	12 Shelves		X		
	Janitor Room	Shelving Ends - SS	Super Erecta	12 Ends	62 x 1 round	X		
7311	Kitchen	Stove - Oven	American Range	AR36B-4B	60 x 32 x 36	X		
7312	Kitchen	SS Prep Tables and Sink			72 x 44 x 34h	X		
7313	Discarded	Ice Machine - Portable	SPT	SA12863 IM-100	070400 442	X		
	Kitchen	Microwave				X		
	Kitchen	Microwave				X		
7314	Kitchen	Sheet Pan Rack	R A C	6301	20 1/2 x 26d x 63 1/2 + whls	X		
7315	Kitchen	Sheet Pan Rack	R A C	6301	20 1/2 x 26d x 63 1/2 + whls	X		
7316	Kitchen	Refrigerator - 1 door	Victory	VSR-1	26 1/2 x 33 x 83 1/2h	X		

7317	Kitchen	Freezer - 1 door	McCall	7-7020FT	27 1/2 x 34 x 84 1/2h	X		
	Kitchen	Refrigerator - 2 door	Centaur	CSD-2DR	MCR4L49042			X
	Kitchen	Freezer - 2 door	Centaur	CSD-2DF	FCF4L47018			X
7318	Gym storage	Utility cart - pneumatic tires		green	38 x 20 x 12h	X		
7319	Gym storage	Utility cart - pneumatic tires		green	38 x 20 x 12h	X		
	Gym storage	Folding Tables - 139	Lifetime	Banquet Table	72 x 30 x 29h	X		
	Gym storage	Folding Chairs - 173	Lifetime	Durastyle		X		
	Storage	Portable playground & cart (2)	Kaboom				X	
7320	Gym	Heavy - Duty Portable Partition	Screenflex	SCR-HFSL613	24' 1" x 29 1/4 x 6'h	X		
7321	Gym	Heavy - Duty Portable Partition	Screenflex	SCR-HFSL613	24' 1" x 29 1/4 x 6'h	X		
7322	Gym	Heavy - Duty Portable Partition	Screenflex	SCR-HFSL613	24' 1" x 29 1/4 x 6'h	X		
7323	Gym	Heavy - Duty Portable Partition	Screenflex	SCR-HFSL613	24' 1" x 29 1/4 x 6'h	X		
7324	Gym	Heavy - Duty Portable Partition	Screenflex	SCR-HFSL613	24' 1" x 29 1/4 x 6'h	X		

**Cabazon Clinic
Inventory April 2017**

Bar Code	Room	Description	Manu.	Model	Serial #	EDA	FSA
	Entry	Plush Side Chairs connected	Krug		set of 13	x	
FSA CAB CLM4	Reception	Computer with keyboard, monitor and mouse	Dell	Optiplex 3010			x
8595	Reception	Desk Chair	Steelecase	46540100		x	
	Reception	Telephone Handset	Shoretel	230		x	
	Reception	Wireless Router	Cisco	AIR-SAP16021-A-K9			x
	Reception	Fax Machine	Brother	575			x
	Reception	Shredder	Swingline	SC170			x
	Reception	Built-in desk, credenza and cabinets				x	
FSA CAB CLM5	A203	Computer with keyboard, monitor and mouse	Dell	Optiplex 3010			x
	A203	Telephone Handset	Shoretel	230		x	
8596	A203	Desk Chair	Steelecase	46540100		x	
	A203	Desk with drawers and metal hutch				x	
	A203	Steel frame Side chairs - stackable	Steelecase	475485m	3 total	x	

8597	A203	Security system with monitor and dvr	Bosch	451-048050		x	
8598	A203	60" table on wheels				x	
8599	A203	Bookshelf 72" height - 5 shelf		ts5tlblk3672		x	
8600	A203	Metal locking cabinet 65"		8600		x	
	A204	Steel frame Side chairs - stackable	Steelecase	475485m	2 total	x	
FSA CAB CLM6	A204	Computer with keyboard, monitor and mouse	Dell	Optiplex 3010			x
8601	A204	60" Television	Sharp	LC60 le64ou		x	
8602	A204	Desk Chair	Steelecase	46541100s		x	
8603	A204	Desk Chair	Steelecase	46540100		x	
8604	A204	60" table on wheels				x	
8605	A204	60" table on wheels				x	
8606	A204	60" table on wheels				x	
8607	A204	60" table on wheels				x	
8608	A204	60" table on wheels				x	
	A204	Steel frame Side chairs - stackable	Steelecase	475485m	20 total	x	
	A204	Telephone Handset	Shoretel	230		x	
	A204	Built-in cabinets, drawers and wall mounted cabinet				x	
	A208	32" Television	RCA	32"		x	
8609	A208	Metal Cabinet - 5 shelf				x	
	A208	Built-in shelving				x	
	A211	Copy Machine	Kyocera	Task Alpha 3500i			x
8610	A211	Table	Steelecase	6096604		x	
8612	A211	Office Chair	Steelecase	65411005		x	
8613	A211	Office Chair	Steelecase	65411005		x	
8614	A211	Office Chair	Steelecase	65411005		x	
8611	A211	Refridgerator	Avanti - small			x	
8615	A211	Microwave oven				x	
	A211	Built-in cabinets, sink and wall mounted cabinets				x	
8616	A212	Table	Steelecase	801600112		x	
	A212	Steel frame chairs	Steelecase	TS37101	4 total	x	
	A213	Desk and drawers built-in				x	
	A213	Telephone Handset	Shoretel	230		x	
8617	A213	Client server HP unit with monitor, keyboard and mouse	HP	69-7786-02			x
8618	A213	Audio services recording device with	Fuhrman Williams				x

		JVC monitor					
8619	A213	Desk Chair	Steelecase	46540100		x	
	A213	Steel frame Side chairs - stackable	Steelecase	475485m	2 total	x	
	A214	Built-in desk, with drawers and wall mounted cabinet				x	
	A214	Telephone Handset	Shoretel	230		x	
8620	A214	Client server HP unit with monitor, keyboard and mouse	HP	69-7786-02			x
8621	A214	Office Chair	Steelecase	65411005		x	
	A214	Steel frame Side chairs - stackable	Steelecase	475485m	1 total	x	
LACCD 1000320316	A214	Children's table and 2 chair set				x	
8622	A214	Metal Cabinet - 4 shelf				x	

Cabazon Child Care
Inventory April 2017

Bar Code #	Room	Description	Manu.	Model	Serial #	Source
Director's Office						
	Director's Office	Desk Chair	Steelecase			EDA
	Director's Office	L Shaped Desk				EDA
	Director's Office	Side Charis (2)				EDA
	Director's Office	Wall Mount Cabinet above desk				EDA
	Director's Office	5 shelf unit				EDA
	Director's Office	Five drawer filing cabinet				EDA
	Director's Office	Computer with monitor and mouse				EDA

	Director's Office	Shoretel phone				EDA
	Director's Office	Plush chairs with built-in desk unit				EDA
Office Manager's Office						
	Office Manager's Office	Desk Chair	Steelecase			EDA
	Office Manager's Office	L Shaped Desk				EDA
	Office Manager's Office	Side Charis (2)				EDA
	Office Manager's Office	Wall Mount Cabinet above desk				EDA
	Office Manager's Office	5 shelf unit				EDA
	Office Manager's Office	Five drawer filing cabinet				EDA
	Office Manager's Office	Computer with monitor and mouse				EDA
	Office Manager's Office	Shoretel phone				EDA
Sick Room						
	Sick Room	Flat 7 foot four legged bed with blue padded top				EDA
Front Office/ Reception						
	Front Office/ Reception	One large curve built-in reception desk with drawer storage units				EDA
	Front Office/ Reception	Desk Chairs (2)				EDA

	Front Office/ Reception	Computer with monitor and mouse (2 each)				EDA
	Front Office/ Reception	Shoretel phone				EDA
	Front Office/ Reception	Set of three connected plush seating unit				EDA
	Front Office/ Reception	Plush single chairs in reception				EDA
	Front Office/ Reception	Side table in reception				EDA
Staff area						
	Staff area	Plush chairs with built-in desk unit (6 total)				EDA
	Staff area	Built-in locking storage units for staff personal items				EDA
591		Cubbie 8 4/4	Lakeshore	Classic Birch	JJ165	EDA
593		Computer	Dell	Optiplex GX110	CABAZON RM2	EDA
594		Activity Table	CM School		17 1/2 h	EDA
595		Gray Storage Cabinet			36w x 65 1/2 h x 24d	EDA
596		Storage 8 3/2/3	Lakeshore	Heavy Duty	DG313	EDA
597		Space-Saver Writing Center	Lakeshore	Classic Birch	JJ726 Space-Saver Writing Center	EDA
598		Storage 5 3/2	Lakeshore	Heavy Duty	DG312	EDA
599		Store & Display Mobil Book Center	Lakeshore	Classic Birch	JJ677	EDA
600		Square hardwood table	Lakeshore	Rectangular Hardwood	AA541 24 x 24 x 18 3/4h	EDA
601		Block Storage LA202	Lakeshore	Classic Birch	37 1/4 x 25 x 12	EDA
603		toddler sink	Lakeshore	Hardwood Kitchen	DD704	EDA
604		Frig Freezer	Lakeshore	Hardwood Kitchen	DD702 - new model	EDA
605		Cabinet	Lakeshore	Hardwood	DD701	EDA

				Kitchen		
606		Stove	Lakeshore	Hardwood Kitchen	DD703	EDA
607		Step up changing table	Lakeshore	Classic Birch	WB648 Step on Up!	EDA
608		Cubbie 8 4/4	Lakeshore	Classic Birch	JJ165	EDA
		Refrigerator	Inglis			
609		Refrigerator	Kenmore	253.60722000.	32 x 64 3/4 x 26 1/2	EDA
610		Microwave	Kenmore	721.66312500.		EDA
611		Storage 5 3/2	Lakeshore	Heavy Duty	DG312	EDA
612		Storage 8 3/2/3	Lakeshore	Heavy Duty	DG313	EDA
613		Cubbie 20	Lakeshore	Classic Birch	JJ166	EDA
614		Classic Large Rect Table	Lakeshore	CN454	72 x 30 x 21	EDA
615		Classic Large Rect Table	Lakeshore	CN454	72 x 30 x 21	EDA
616		Classic Large Group Table - Low	Lakeshore	CN434	72 x 22 x 21	EDA
		Quiet Time Privacy Cube	Lakeshore	CB243	29 1/2w x 30 1/2d x 29 1/2h	EDA
617		Cubbie 20	Lakeshore	Classic Birch	JJ166	EDA
618		Cubbie 20	Lakeshore	Classic Birch	JJ166	EDA
619		Storage 5 3/2	Lakeshore	Heavy Duty	DG312	EDA
620		Store & Display Mobil Book Center	Lakeshore	Classic Birch	JJ677	EDA
621		Computer	Dell	Optiplex GX110	CABAZON RM1	EDA
622		Space-Saver Writing Center	Lakeshore	Classic Birch	JJ726 Space-Saver Writing Center	EDA
623		Block Storage LA202	Lakeshore	Classic Birch	37 1/4 x 25 x 12	EDA
624		2 sides storage 1/2 Preschool	Lakeshore	Heavy Duty	DG322	EDA
625		Toddler stove	Lakeshore	Hardwood Kitchen	DD703	EDA
626		toddler sink	Lakeshore	Hardwood Kitchen	DD704	EDA
627		Frig Freezer	Lakeshore	Hardwood Kitchen	DD702 - new model	EDA
628		Toddler cabinet	Lakeshore	Hardwood Kitchen	DD701	EDA
629		Square hardwood table	Lakeshore	Rectangular Hardwood	AA541 24 x 24 x 18 3/4h	EDA

630		Refrigerator	Kenmore	253.60722000.	32 x 64 3/4 x 26 1/2	EDA
631		Microwave	Kenmore	721.66312500.		EDA
632		Storage 5 3/2	Lakeshore	Heavy Duty	DG312	EDA
633		Storage 8 3/2/3	Lakeshore	Heavy Duty	DG313	EDA
634		Storage 8 3/2/3	Lakeshore	Heavy Duty	DG313	EDA
635		Classic Large Rect Table	Lakeshore	CN454	72 x 30 x 21	EDA
636		Classic Large Rect Table	Lakeshore	CN454	72 x 30 x 21	EDA
637		Classic Large Group Table - Low	Lakeshore	CN434	72 x 23 x 21	EDA
		Chairs - 15		Red		EDA
		Chairs - 13		Blue		EDA
		Quiet Time Privacy Cube	Lakeshore	CB243	29 1/2w x 30 1/2d x 29 1/2h	EDA
	Office	Book Case - 5 Shelf			28 1/2 x 11 3/4d x 72h	EDA
	Office	Monitor	Dell	E157FPf		EDA
639	Office	Fax Machine	Brother	IntelliFAX 2820		EDA
640	Office	Laser Printer	HP	Officejet Pro K5400		EDA
	Office	Filing Cabinet - 5 drawer	Hon	Beige	15w x 27d x 60h	EDA
641	Office	Refrigerator	GE	WMR04BAPB BB		EDA
642	Office	Laminator	Lakeshore	XC441	18" wide	EDA
643	Office	Computer	Dell	Optiplex 320	FSACABC DC7	EDA
	Office	Monitor	Dell	E157FPf		EDA
644	Office	Desk Chair	Linear	Task Chair		EDA
645	Office	Desk Chair	Linear	Task Chair		EDA
646		Tikes Town Playhouse	Little Tikes Commercial Play System Inc.	Endless Adventures	#4547	EDA
647		Double Deck Super Slide	Little Tikes Commercial Play System Inc.	Endless Adventures	#4504	EDA
650		Victorian Gazebo	Step2	Naturally Playful	#772300	EDA
651		Shade Structure	Shadestructur es.net		10' 4" x 10' 4" White/Blue	EDA

648	Play Area	1 slide, ramp. "Castle"	Little Tikes Commercial Play System Inc.			EDA
649	Play Area	Adjustable Mountain Climber	Little Tikes Commercial Play System Inc.	Endless Adventures	#4539	EDA
8417	A501	Lakeshore Help-Yourself Bookstand - JJ836				EDA
8418	A501	Lakeshore Reading Nook HH844				EDA
8419	A501	Lakeshore Pretend & Play Market LL266				EDA
8473	A403	Store-It-All Teaching Center				EDA
8474	A403	Lakeshore Reading Nook HH844				EDA
8475	A403	Lakeshore Help-Yourself Bookstand - JJ836				EDA
8400	A503	Lakeshore Help-Yourself Bookstand - JJ836				EDA
8408	A503	Lakeshore Block Storage Cabinet LA201				EDA
8409	A503	Lakeshore Hutch Cabinet LC326				EDA
8416	A501	Lakeshore Hutch Cabinet LC326				EDA
8415	A503/A501	Whirlpool Refrigerator				EDA
8476	A403	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8477	A403	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8478	A403	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA

8410	A503	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8411	A503	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8412	A503	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8471	A501	Lakeshore Birch Classroom Round Table JJ752				EDA
8472	A501	Preschool Storage Unit JJ168				EDA
8479	A403	Preschool Storage Unit JJ168				EDA
8401	A503	Lakeshore Read & Relax Book Station RR364				EDA
8413	A503	Lakeshore Pretend & Play Market LL266				EDA
8413	A503	Lakeshore Circle Time Teaching Easel RR393				EDA
	A502	Lakeshore Easy-Stack Cot LC1587				EDA
8420	A501	Lakeshore Heavy Duty Store Anything Large Classroom Shelves JJ348				EDA
8421	A501	Lakeshore Butcher Block Table and Chair Set JJ845				EDA
8422	A503	Lakeshore Butcher Block Table and Chair Set JJ845				EDA
8423	A501	Lakeshore Hardwood Kitchen Set LC325X				EDA

8424	A501	Lakeshore Heavy Duty Store Anything Medium Classroom Shelves JJ347				EDA
8425	A501	Lakeshore Heavy Duty Store Anything Large Classroom Shelves JJ348				EDA
8426	A501	Lakeshore Block Storage Cabinet LA201				EDA
8427	A501	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8428	A501	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8429	A501	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8463	A501	Lakeshore Anyplace Mobile Listening Center LM165				EDA
8464	A501	Lakeshore Read & Relax Book Station RR364				EDA
8465	A501	Lakeshore Store Anything Shelves & Cubbies JJ270				EDA
8466	A501	Lakeshore Store & Explore Science Cart HH877				EDA
8467	A501	Lakeshore Store It All Teaching Center JJ832				EDA
8468	A501	Lakeshore Heavy-Duty Writing Center DG437				EDA
8469	A501	Lakeshore Heavy Duty Cubby Unit (20 cubbies) DG236				EDA
8470	A501	Lakeshore Heavy Duty Cubby Unit (20 cubbies) DG236				EDA

8471	A501	Lakeshore Store Anything Shelves & Cubbies JJ270				EDA
8472	A501	Lakeshore Heavy-Duty Adjustable Table Round DG579				EDA
8473	A403	Lakeshore Store It All Teaching Center JJ832				EDA
8474	A403	Lakeshore Reading Nook HH844				EDA
8475	A403	Lakeshore Help-Yourself Bookstand - JJ836				EDA
8476	A403	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8477	A403	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8478	A403	Lakeshore Heavy-Duty Adjustable Table (w/6 chairs) DG586				EDA
8479	A403	Lakeshore Heavy Duty Holds Everything Storage Unit DG261				EDA
8480	A403	Lakeshore Circle Time Teaching Easel RR393				EDA
8481	A403	Lakeshore Heavy Duty Preschool Storage DG242				EDA
8482	A403	Lakeshore Heavy-Duty Writing Center DG437				EDA
8483	A403	Lakeshore Heavy-Duty Adjustable Table Round DG579				EDA
8484	A403	Lakeshore Heavy-Duty Toddler Storage Unit DG241				EDA

8485	A403	Lakeshore Heavy Duty Preschool Storage DG242				EDA
8486	A403	Lakeshore Space Saver Dress-Up Center WB885				EDA
8487	A403	Lakeshore Heavy Duty Preschool Storage DG242				EDA
8488	A403	Lakeshore Hardwood Kitchen Set LC325X				EDA
8489	A403	Lakeshore Pretend & Play Market LL266				EDA
8490	A403	Lakeshore Butcher Block Table and Chair Set JJ845				EDA
8491	A403	Lakeshore Read & Relax Book Station RR364				EDA