

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



ITEM
3.6
(ID # 7753)

MEETING DATE:

Tuesday, October 30, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Ratify and Approve First Amendment to Lease, Riverside University Health System - Behavioral Health, Riverside, 3-Year Lease Extension, CEQA Exempt, District 1, [\$504,454]; Federal 40%, State 60% (Clerk of the Board to File the 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 State CEQA Guidelines Section 15301, Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption;
2. Ratify and approve the attached First Amendment to Lease and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within 5 days of approval by the Board.

ACTION: Policy

Robert Field, Assistant County Executive Officer/ECD

9/25/2018

Matthew Chang, Director

10/17/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: October 30, 2018
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	\$147,888	\$155,919	\$504,454	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 60% Federal, 40% State			Budget Adjustment: No	
			For Fiscal Year: 2018/19-2021/22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On June 18, 2013, the Board of Supervisors approved Agenda Item 3.24 authorizing the Real Estate Division of the Economic Development Agency (EDA), to locate suitable office space for the Riverside University Health System – Behavioral Health (RUHS) in Riverside. The leased facility located at 1405 Spruce Street, Riverside now houses the Homeless and Housing Opportunities, Partnerships and Education Program (HOPE) and continues to meet the needs of RUHS.

This First Amendment to Lease represents a request to extend the lease commencing October 1, 2018, through September 30, 2021, and to provide minor improvements. The cost of the improvements are \$27,646 including a 15% contingency for a total of \$31,792.90. Improvements include window tinting, interior painting and floor coverings throughout the facility.

Pursuant to the California Environmental Quality Act (CEQA), the First Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities. The proposed project, the First Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur.

This First Amendment to Lease is summarized below:

Lessor: Marmar Ventures, LLC
C/O Robert Sturner
6370 Brockton Avenue
Riverside, California 92506

Premises Location: 1405 Spruce Street, Suite A, Riverside, California

Square footage: 6,949

Rent: Existing New

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

\$ 1.63 per sq. ft.	\$ 1.63 per sq. ft.
\$ 11,334.17 per month	\$ 11,334.17 per month
\$136,010.04 per year	\$136,010.40 per year

Term: Effective October 1, 2018 through September 30, 2021

Rent Adjustment: Three (3%)

Utilities: County pays for telephone and electrical services, Lessor pays for water and refuse.

Custodial Services: Lessor

Maintenance: Lessor

RCIT Costs: N/A

Tenant Improvements: Not to exceed \$31,792.90, includes a 15% contingency for County's use.

Option to Terminate: Option to Terminate: Termination for any reason after twelve months of the lease extension with ninety days' notice.

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

Impact on Residents and Businesses

This facility will continue to provide important mental health services for the residents and community of Riverside. The continued occupancy of this facility provides a positive economic impact to this area's residents and businesses.

SUPPLEMENTAL:
Additional Fiscal Information

See attached Exhibits A, B, & C

The RUHS-BH has budgeted these costs in FY 2018/19 and will reimburse Economic Development Agency for all lease costs on a monthly basis.

Contract History and Price Reasonableness

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

This is a three year renewal. This contract has been in place since June 2013.

Attachment:

- Exhibits A, B & C
- First Amendment to Lease
- Notice of Exemption
- Aerial

RF:HM:VY:MH:ra RV538 19.900 13872
MinuteTrak: 7753


Porini Masina, Principal Management Analyst 10/22/2018

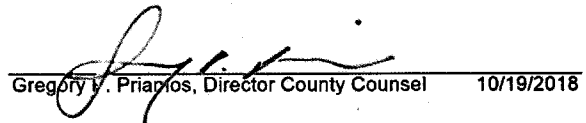

Gregory V. Priamos, Director County Counsel 10/19/2018

Exhibit A

FY 2018/19

RUHS - Behavioral Health Lease Cost Analysis
1405 Spruce Street, Suite A, Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	6,949	SQFT	
Approximate Cost per SQFT (July - Sept)	\$	1.63	
Approximate Cost per SQFT (Oct - June)	\$	1.63	
Lease Cost per Month (July - Sept)	\$	11,334.17	
Lease Cost per Month (Oct - June)	\$	11,334.17	
Total Lease Cost (July - Sept)			\$ 34,002.51
Total Lease Cost (Oct - June)			\$ 102,007.53
Total Estimated Lease Cost for FY 2018/19			\$ 136,010.04

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month			\$ 833.88
Total Estimated Utility Cost (July-Sept)			\$ 2,501.64
Total Estimated Utility Cost (Oct June)			\$ 7,504.92
Tenant Improvement			\$ 31,792.90
EDA Lease Management Fee - 3.89%			\$ 1,322.70
EDA Lease Management Fee - 4.92%			\$ 6,582.98
Total Estimated Cost for FY 2018/19			\$ 185,715.18
Amount Approved in Previous Agreement			\$ 37,826.85
Amount of FY18/19			\$ 147,888.33

Exhibit B

FY 2019/20

RUHS - Behavioral Health Lease Cost Analysis 1405 Spruce Street, Suite A, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	6,949 SQFT		
Approximate Cost per SQFT (July - Sept)	\$	1.63	
Approximate Cost per SQFT (Oct - June)	\$	1.68	
Lease Cost per Month (July - Sept)		\$	11,334.17
Lease Cost per Month (Oct - June)		\$	11,674.20
Total Lease Cost (July - Sept)		\$	34,002.51
Total Lease Cost (Oct - June)		\$	105,067.76
Total Estimated Lease Cost for FY 2019/20		\$	139,070.27

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		\$	833.88
Total Estimated Utility Cost			\$ 10,006.56
EDA Lease Management Fee - 4.92%			\$ 6,842.26
Total Estimated Cost for FY 2019/20		\$	155,919.08

Exhibit C

FY 2020/21 to FY 2021/2022
RUHS - Behavioral Health Lease Cost Analysis
1405 Spruce Street, Suite A, Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 6,949

	FY 2020/21		FY 2021/22	
Approximate Cost per SQFT (July - Sept)	\$	1.68	\$	1.73
Approximate Cost per SQFT (Oct - June)	\$	1.73	\$	-
Lease Cost per Month (July - Sept)	\$	11,674.20	\$	12,024.43
Lease Cost per Month (Oct - June)	\$	12,024.43		
Total Lease Cost (July - Sept)	\$	35,022.59	\$	36,073.29
Total Lease Cost (Oct - June)	\$	108,219.88	\$	-
Total Estimated Lease Cost for FY 2020/21 to	\$	143,242.46	\$	36,073.29

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	\$	0.12
Estimated Utility Costs per Month	\$	833.88	\$	833.88
Total Estimated Utility Cost	\$	10,006.56	\$	2,501.64
EDA Lease Management Fee - 4.92%	\$	7,047.53	\$	1,774.81
Total Estimated Cost for FY 2020/21 to FY 2021/22	\$	160,296.55	\$	40,349.74

F11: Cost - Total Cost \$ 504,453.71



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

10/30/18
Date

CB
Initial

NOTICE OF EXEMPTION

June 20, 2018

Project Name: County of Riverside, Economic Development Agency (EDA) Riverside University Health System Behavioral Health (RUHS-BH), First Amendment to Lease – Spruce Street, Riverside, County of Riverside

Project Number: FM042611053800

Project Location: 1405 Spruce Street, Suite A, west of Iowa Avenue, Riverside, California 92507; Assessor's Parcel Number (APN) 249-111-040 (See Attached Exhibit)

Description of Project: The County of Riverside (County) Department of Mental Health entered into a Lease Agreement with Marmar Ventures, LLC on June 18, 2013 to occupy office space within the building located at 1405 Spruce Street, Suite A, Riverside, California. The Department of Mental Health is now under the jurisdiction of the RUHS Behavioral Health (RUHS-BH). The location continues to meet the needs of RUHS-BH and a first amendment to extend the lease three years commencing on October 1, 2018 through September 30, 2021. Minor tenant improvements, including interior painting and floor coverings throughout the facility, are also included as part of the extension of the lease. The First Amendment to the Lease Agreement is identified as the proposed Project under the California Environmental Quality Act (CEQA). The proposed Project would involve the continuation of the letting of commercial space with minor tenant improvements. No expansion of the existing building will occur. The operation of the facility will continue to provide behavioral health services and no additional direct or indirect physical environmental impacts are anticipated.

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

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, and Marmar Ventures, LLC

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.

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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 have unusual circumstances that could possibly have a significant effect on the environment. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the First Amendment to the Lease Agreement.

- **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 an extension of an existing Lease Agreement to an existing facility, in which changes are limited to minor interior improvements consisting of interior painting and floor coverings. The site is currently developed and does not contain environmentally sensitive areas. The use of the space by RUHS-BH would be consistent with the permitted and planned capacity of the site and would result in the continued use of the site in a similar capacity; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The direct effects of the proposed First Amendment to the Lease Agreement are limited to a contractual transaction that extends the term of the lease, and minor tenant improvements to improve functionality of the space. The indirect effects would be limited to existing use of a commercial building. The use and operation of the facility will not differ from the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the minor interior alterations and continued use of the facility 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: _____

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Riverside University Health System-Department of Behavioral Health,
First Amendment to Lease, Spruce Street, Riverside, California**

Accounting String: 524830-47220-7200400000 - FM042611053800

DATE: June 20, 2018

AGENCY: Riverside County Economic Development Agency

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

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: _____



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

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: June 20, 2018

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 # FM042611053800**
Riverside University Health System-Department of Behavioral Health, First Amendment to Lease,
Spruce Street, Riverside, California

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 **FIRST AMENDMENT TO LEASE**

2 **1405 Spruce Street, Suite A, Riverside, California**

3
4 This **FIRST AMENDMENT TO LEASE** ("First Amendment"), dated as of
5 OCT 30 2018, is entered by and between the **COUNTY OF RIVERSIDE**, a
6 political subdivision of the State of California, ("County"), and **MARMAR VENTURES,**
7 **LLC**, a limited liability company ("Lessor"), sometimes collectively referred to as the
8 "Parties".

9 **RECITALS.**

10 a. Lessor and County entered into that certain Lease dated June 18, 2013
11 (the "Original Lease"), pursuant to which Lessor has agreed to lease to County and
12 County has agreed to lease from Lessor a portion of that certain building located at
13 1405 Spruce Street, Suite A, Riverside, California ("Building"), as more particularly
14 described in the Original Lease (the "Original Premises").

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

17 c. The Parties now desire to amend the Lease to extend the term period,
18 amend the rental amounts including annual rent increases, provide for additional
19 improvements, and amend the County's option to terminate.

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

22 1. **TERM.** Section 4.1 of the Original Lease is hereby amended by the
23 following:

24 The term of this Lease shall be extended for three (3) years commencing on
25 October 1, 2018 to September 30, 2021 ("Term").

26 2. **RENT.** Sections 5 of the Lease shall be deleted in its entirety and
27 replaced with the following:

28 County shall pay to Lessor the following sums upon Board of Supervisors approval:

OCT 30 2018

3.6

<u>Period</u>	<u>Monthly Amount</u>
October 1, 2018 through September 30, 2019	\$11,334.17
October 1, 2019 through September 30, 2020	\$11,674.20
October 1, 2020 through September 30, 2021	\$12,024.43

3. **IMPROVEMENTS BY LESSOR.** Subsection 11.1.8 shall be added to Section 11 of the Lease as follows:

11.1.8. Lessor, at its sole cost and expense, shall construct certain tenant improvements, as set forth in Exhibit "J," attached hereto, and incorporated herein by reference ("Additional Improvements"). The total cost of the Additional improvements is \$27,646.00, plus a fifteen percent (15%) contingency has been added for County's use. The amount shall not exceed \$31,792.90. County will reimburse Lessor within thirty (30) days of receipt of itemized statement, or as soon thereafter as a warrant can be issued.

4. **COUNTY'S RIGHT TO EARLY TERMINATION.** The language in Section 6.4 of the Lease is hereby deleted in its entirety and replaced with the following:

6.4. County shall have the right to terminate this Lease for any reason after twelve months of the Lease extension by providing Lessor ninety (90) days advance written notice.

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

6. **MISCELLANEOUS.** Except as amended or modified herein, all the terms of the Lease shall remain in full force and effect and shall apply with the same force and effect. Time is of the essence in this First Amendment and the Lease and each and all of their respective provisions. Subject to the provisions of the Lease as to

1 assignment, the agreements, conditions and provisions herein contained shall apply to
2 and bind the heirs, executors, administrators, successors and assigns of the parties
3 hereto. If any provision of this First Amendment or the Lease shall be determined to be
4 illegal or unenforceable, such determination shall not affect any other provision of the
5 Lease and all such other provisions shall remain in full force and effect. The language
6 in all parts of the Lease shall be construed according to its normal and usual meaning
7 and not strictly for or against either Lessor or County. Neither this First Amendment,
8 nor the Lease, nor any notice nor memorandum regarding the terms hereof, shall be
9 recorded by County.

10 (Remainder of Page Intentionally Left Blank)

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

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

6 Dated: OCT 30 2018

7 **LESSEE:**

8
9 **COUNTY OF RIVERSIDE,**
10 a political subdivision of the
11 State of California

12 By: 
13 Chairman Chuck Washington
14 Board of Supervisors

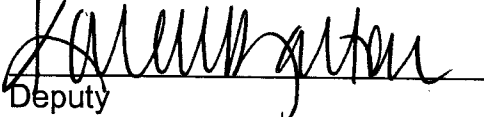
LESSOR:

MARMAR VENTURES LLC.
a limited liability company

By: 
Name: Robert Sturner
Its: Managing Member

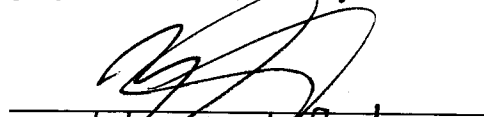
15 **ATTEST:**

16 Kecia Harper-Ihem
17 Clerk of the Board

18 By: 
19 Deputy

20 **APPROVED AS TO FORM:**

21 Gregory P. Priamos, County Counsel

22
23 By: 
24 Wesley W. Stanford
25 Deputy County Counsel

26 MH:ra/072718/RV538/19.901

INLAND FLOORING CONTRACTORS, INC.
 26941 Cabot Road #134
 Laguna Hills, CA 92653
 Phone: (949) 215-6699
 Fax: (949) 215-6691



VETERAN OWNED **SDVOSB**

Estimate

TERMS	DATE	CONTRACT #
	4/25/2018	E-12077

NAME / ADDRESS	
Marmar Ventures LLC Bob Sturmer 1405 Spruce St. Riverside	
CONTACT TEL	951 906-3085

ATTN:	<u>Bob Sturmer</u>
E-MAIL	bob@leivasassoc.com
JOB NAME	1405 Spruce st., Riverside

ITEM	DESCRIPTION	TOTAL
CARPET	Supply and install commercial carpet tiles throughout entire suite as existing (To exclude lobby and hallway).	8,396.00
VINYL	Supply and install commercial vinyl planks in the lobby and hallway systems. Prep floor as needed for new materials.	4,998.00
OTHER	1. Demo existing broadloom carpet, scrape slab and prep for new materials. Dispose of old materials off-site.	1,594.00
OTHER	2. Supply and install new 4" rubber wall base as existing in same areas.	3,245.00
OTHER	3. Touch up interior wall paint and door casing paint throughout the interior office areas.	1,800.00
OTHER	4. Move/lift desks and file cabinets only (any disassembly done by others). All other contents i.e. computers, electronics, files, paper, personal items, ect... to be moved by tenant.	1,480.00
OTHER	5. Supply and install 4 corner guards in hallway.	380.00
NOTE: Touch-up paint may not match existing colors exactly, variations in color may be apparent. (Option - Paint entire interior same colors \$4780.00)		
TOTAL		\$21,893.00

License No. 737496 - B, C15, C54
 Employer ID 33-0747886

Excludes prevailing wage labor unless otherwise noted.

Valid for 90 days and entire project only.

PLEASE INITIAL FLOORING SELECTIONS

SIGN ACCEPTANCE & RETURN. THANK YOU.

This Contract is subject to the following terms and conditions:

Floor conditions not visible at the time of estimate may result in additional charges. Merchandise not accepted for delivery within 30 days of receipt by Inland Flooring will be subject to \$25.00 per day storage charge to customer. It is the customer's responsibility to paint/touchup and/or replace broken moulding after installation. It is the customer's responsibility to cut all doors after installations. It is the customer's responsibility to replace any faulty, deficient and/or broken plumbing connections, i.e. angle stops, water valves, etc., after installation.

Terms are net cash and payment is due and payable immediately upon delivery of goods unless otherwise agreed in writing. All balances exceeding terms conditions shall be subject to finance and/or service charges. In the event of failure by buyer to make any payment when due, the entire balance becomes immediately due and payable. In the event of default in payment or other breach by buyer, seller may refer this agreement for enforcement or collection to an attorney or licensed agency. In such event or in the event of any suit to collect the contract price or any part thereof, buyer agrees to pay reasonable attorney's fees and court costs of seller.

Special order/cut order goods are not subject to cancellation. Stocking goods will be subject to a 25% restocking fee.

NOTICE: Under the Mechanic's Lien law (California code of civil procedure, section 1181 et seq.), any contractor, sub-contractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. - This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

FACSIMILE SIGNATURE ON THIS CONTRACT SHALL BE DEEMED AS AND CONSTITUTED AN ORIGINAL SIGNATURE.

ESTIMATE ACCEPTED BY: _____

APPROVED INSTALL DATE _____



Contractor License # 683452

9840 Indiana Ave #2
Riverside CA 92503
(951) 359-0850

24638 Redlands Blvd
San Bernardino CA 92408
(909) 370-0448

Proposal to Install Window Film

To: Bob Sterner Date 5-4-18

Company: Property Owner - Manager

Service Address: 1405 Spruce St Suite A Riverside

Suite A

Sundown Window Tinting proposes to furnish and install professional quality window films to block heat, 99% Ultra Violet Rays, and glare.

<u>13</u> pieces of <u>Silver 20</u>	heat rejection <u>79</u> %	Cost \$ <u>1,629.00</u>	- Entry Area
<u>15</u> pieces of <u>"</u>	Heat Rejection <u>"</u> %	Cost \$ <u>2,056.00</u>	- Rt of Entry
<u>12</u> pieces of <u>"</u>	Heat Rejection <u>"</u> %	Cost \$ <u>2,068.00</u>	- Lt of Entry

Sundown will prepare glass surface for application, including washing. Will also measure, cut, and apply window films to an even 1/16th or less border. Sundown will further clean the work area to remove all scrap and debris and provide written instructions for care and cleaning of product. Warranty is 10 yrs for Film and lifetime for Workmanship. Thank You!

[Signature]

Acceptance: You are hereby authorized to furnish all materials and labor required to complete the work as outlined in the above proposal except as noted below. I agree to pay the amount noted in accordance with the terms thereof.

Noted exceptions: _____

Accepted by: _____ Date _____