

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



**ITEM: 3.26
(ID # 24249)**

MEETING DATE:
Tuesday, August 27, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Approval of the First Amendment to License with La Floure LLC dba Crème de la Crème Cafe, Riverside, Five-Year License, California Environmental Quality Act (CEQA) Exempt, pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 1. [\$0] (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Exemption and Section 15061(b)(3), “Common Sense” Exemption;
2. Approve the attached First Amendment to License with La Floure, LLC, a California Corporation, dba Crème de la Crème Cafe, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with both the County Clerk and State Clearinghouse within five (5) working days of approval by the Board.

ACTION:Policy

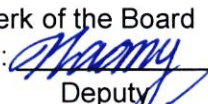

Vincent Yzaguirre 7/19/2024


Rose Salgado, Director of Facilities Management 7/22/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: August 27, 2024
xc: FM-RE, Recorder/State Clearinghouse

Kimberly A. Rector
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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Revenue License Agreement			Budget Adjustment:	No
			For Fiscal Year:	24/25 - 27/28

C.E.O. RECOMMENDATION:

BACKGROUND:

Summary

Crème de la Crème Café has been under a License Agreement at the County Administrative Center (CAC) building since 2017 to provide food services at the CAC facility. This First Amendment to License (First Amendment) submitted for approval details minor upgrades and equipment improvements to the premises to be made by the County of Riverside (County), as the owner of the facility. The First Amendment further clarifies maintenance obligations and updates the exhibits to include photos and descriptions of County and Licensee-owned property contained within the facility.

A summary of the First Amendment is as follows:

Licensee: La Flore, LLC., a California limited liability company dba Crème de la Crème Cafe

Location: Riverside County Administrative Center, First Floor Annex
4080 Lemon Street
Riverside, California

Size: Approximately 4,000 Square Feet

Rent: \$2,252.33 per month

Rent Adjustments: 2% annually

Improvements by County: County to make a one-time investment in select fixtures or kitchen equipment and make one-time repairs to select restaurant Premises.

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

Interior/Exterior

Maintenance: Licensee shall make repairs and perform preventative maintenance including but not limited to restaurant equipment, grease traps, plumbing and electrical.

Custodial:

Licensee solely responsible for the interior space. In addition, Licensee to provide cursory cleaning in the exclusive and non-exclusive seating areas during the day.

County to provide evening cleaning in the exclusive and non-exclusive seating areas.

Utilities:

County to provide utilities, excluding telephone.

Pursuant to the State California Environmental Quality Act (CEQA), the First Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Exemption and Section 10561(b)(3) “Common Sense” Exemption. The proposed project, the First Amendment, is the licensing of property where no expansion of an existing use will occur.

County Counsel has reviewed and approved the First Amendment as to legal form.

Impact on Residents and Businesses

The First Amendment will allow food services to continue to be provided to residents, businesses and staff that visit the County Administrative Center.


ATTACHMENTS:

- Aerial
- Crème de la Crème First Amendment w/Exhibits
- Notice of Exemption


Stacy Orton 8/8/2024


Aaron Gettis, Chief of Deputy County Counsel 8/8/2024

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA

FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202400928 08/28/2024 04:00 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

August 5, 2024

Project Name: Approval of First Amendment to the License Agreement with Le Floure LLC dba Crème de la Crème Cafe, at the County Administrative Center (CAC)

Project Number: FM047611059200

Project Location: Riverside County Administrative Center, First Floor Annex, 4080 Lemon Street, south of Tenth Street, Riverside, California 92501, (See Attached Exhibit)

Description of Project: Crème de la Crème Café has been under a License Agreement at the County Administrative Center (CAC) building since 2017. The First Amendment to the License Agreement will detail improvements to the premises to be made by the County, further clarify maintenance language, and update the exhibits to include photos and descriptions of County- and Licensee-owned property. Improvements include kitchen upgrades and repairs to the two door freezer, fryer, walk-in freezer, and sandwich/salad stations,

The First Amendment to the License Agreement with Crème de la Crème Café is identified as the proposed project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide services to the public. The Revenue Lease will not result in an increase in capacity or the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

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 would the project involve unusual circumstances that could potentially 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 License Agreement.

08/27/2024 3.26

1 **FIRST AMENDMENT TO LICENSE**

2 (County of Riverside and La Floure, LLC,
3 4080 Lemon Street, Riverside, California)
4

5 This **FIRST AMENDMENT TO LICENSE** ("First Amendment") dated as of
6 August 27, 2024, is entered by and between **La Floure, LLC**, a California
7 Corporation, dba Crème de le Crème Café ("Licensee") and **County of Riverside**, a
8 political subdivision of the State of California ("County"), as Lessor, sometimes
9 collectively referred to as the "Parties."

10 **RECITALS**

11 a. JSD Distribution, a California corporation, predecessor-in-interest to
12 Licensee, and County have entered into that certain License, dated September 26,
13 2017, ("Original License") pursuant to which County has agreed to License to Licensee
14 and Licensee has agreed to License from County that certain premises located at 4080
15 Lemon Street, Riverside, California, ("Premises") as more particularly shown in the
16 Original License.

17 b. The Original License has since been assigned to Licensee, who assumes
18 all rights and obligations of JSD Distribution, its predecessor-in-interest.

19 c. Licensee exercised its Option to Extend, dated August 31, 2022 ("Option
20 Letter"), extending the License from January 1, 2023, through December 31, 2027.

21 d. The Original License, as heretofore, currently, or hereafter amended,
22 shall hereafter be referred to as the "License."

23 e. County and Licensee desire to further amend the License to replace
24 equipment as stated herein, clarify the Parties understanding of maintenance provided
25 by County and Licensee and update the County-owned and Licensee owned fixture
26 and equipment list.

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

1 **1. Improvements by County.** Upon full execution of this Amendment, the
2 County will make a one-time investment in fixtures or kitchen equipment and make
3 one-time repairs to the interior restaurant Premises and as follows:

- 4 a. Replace for like an under counter, 2-door refrigerator.
- 5 b. Replace one fryer that is no longer operational with a similar unit.
- 6 c. Repair the built-in sandwich and salad station components that are not
7 functioning.

8 The County will add the County-purchased new fixtures or kitchen equipment to its list
9 of County-owned personal property through a future Amendment to Exhibit "C".
10 Licensee shall use and maintain all the added and repaired equipment as per Section
11 10(a) of the License.

12 **2. Maintenance.** Section 10 of the License shall hereby be deleted in its
13 entirety and replaced with the following:

14 **10. Maintenance.**

15 (a) The Licensee shall make all repairs and perform recurring
16 and preventative maintenance on the entire interior of the premises and including all
17 furniture, fixtures, and all equipment necessary for the restaurant and bakery operation,
18 including, but not limited to, grease traps, refrigeration equipment, hood, plumbing and
19 electrical. Licensee shall maintain the Premises in a first-class condition throughout
20 the term of the License. Copies of preventative maintenance service shall be provided
21 to County upon request.

22 (b) The County shall provide and pay for all major capital repair
23 and replacement. Capital repair and replacement shall be defined and limited as
24 follows: Any repair or replacement to the roof, mechanical systems, electrical,
25 plumbing or structural components of the Premises.

26 (c) The Licensee shall provide and pay for any and all interior
27 repairs and perform reoccurring maintenance as per Section 10(a) herein.
28

1 (d) Licensee or Licensee's clients, invitees, and employees
2 shall be responsible for any damage to County-owned property and Premises, that is
3 due to Licensee's neglect including appurtenant equipment and fixtures.

4 **3. Furnishings, Fixtures, and Equipment.** Section 14 of the License shall
5 hereby be deleted in its entirety and replaced with the following:

6 **14. Furnishings, Fixtures and Equipment.**

7 (a) County-owned personal property within the Premises includes,
8 but is not limited to, the list of furniture, fixtures and equipment as set forth in "Revised
9 Exhibit C" attached hereto and by this reference made a part of this License.

10 (b) Licensee owned personal property within the Premises
11 includes, but is not limited to, the following list of furniture, fixtures, and equipment as
12 set forth in Exhibit "D" attached hereto and by this reference made a part of this
13 License. Licensee shall have the right to remove any and all personal property owned
14 by Licensee including, but not limited to, Licensee owned personal property within the
15 Premises as listed in Exhibit "D".

16 (c) The Licensee shall provide and pay for any and all repairs and
17 replacement of fixtures or restaurant equipment that is either owned by the County or
18 the Licensee. If any County or Licensee owned equipment becomes unusable or
19 unrepairable ("end of life equipment"), the Licensee may decide to replace any piece of
20 equipment that is owned by the County and listed in Exhibit "C". The Licensee will
21 notify the County of any pending replacement of County owned equipment and the
22 County will remove County owned "end of life" equipment. Any new equipment
23 purchased by the Licensee will be included by the Amendment as personal property
24 owned by the Licensee.

25 (d) Furnishings, Fixtures and Equipment in Exhibits C and D are
26 subject to periodic review and update via mutual acknowledgment between the Parties.

27 **4. Notices.** Section 31 of the License shall be deleted and replaced with
28 the following:

1 **31. Notices.** Any notice required or desired to be served by either
2 party upon the other shall be addressed to the respective parties as set forth below:

3 COUNTY:

4 County of Riverside
5 Facilities Management
6 3450 14th Street, Suite 200
7 Riverside, CA 92501
8 Attn: Deputy Director of Real Estate
9 Telephone: (951) 955-4820
10 Other inquiries: FM-Leasing@rivco.org

3 LICENSEE:

4 La Floure, LLC
5 dba Crème de la Creme
6 4080 Lemon Street
7 Riverside, CA 92501
8 Attn: Joe/Julie DiBenedetto
9 Telephone: (714) 865-2313

8 or to such other addresses as from time to time shall be designated by the respective
9 parties.

10 **5. County's Representative.** Section 34 of the License shall be deleted in
11 its entirety and replaced with the following:

12 **34. County's Representative.** County hereby appoints the Director of
13 Facilities Management as its authorized representative to administer this License.

14 **6. Agent for Service of Process.** Section 35 of the License shall be
15 deleted in its entirety and replaced with the following:

16 **35. Agent for Service of Process.** It is expressly understood and
17 agreed that in the event Licensee is not a resident of the State of California or it is an
18 association or partnership without a member or partner resident of the State of
19 California, or it is a foreign corporation, then in any such event, Licensee shall file with
20 County's Director of Facilities Management, upon its execution hereof, a designation of
21 a natural person residing in the State of California, giving his or her name, residence
22 and business addresses, as its agent for the purpose of services of process in any
23 court action arising out of or based upon this License, and the delivery to such agent of
24 a copy of any process in any such action shall constitute valid service upon Licensee.
25 It is further expressly understood and agreed that if for any reason service of such
26 process upon such agent is not feasible, then in such event Licensee may be
27 personally served with such process out of this County and that such service shall
28 constitute valid service upon Licensee. It is further expressly understood and agreed
that Licensee is amenable to the process so served, submits to the jurisdiction of the
court so obtained and waives any and all objections and protests thereto.

1 **7. Taxes and Possessory Interest.** Section 32 of the License is hereby
2 amended to state:

3 The County Assessor may value the possessory interest created by this
4 License, or any other sublicenses. Under California Revenue and Taxation Code
5 Section 107, a property interest tax may be levied on that possessory interest. The
6 Licensee is obligated to pay this property tax, and failure to do so may be considered
7 a material breach of the License.

8 **8. First Amendment to Prevail.** The provisions of this First Amendment
9 shall prevail over any inconsistency of conflicting provisions of the License, as
10 heretofore amended, and shall supplement the remaining provisions thereof.

11 **9. Miscellaneous.** Except as amended or modified herein, all the terms of
12 the Original License shall remain in full force and effect and shall apply with the same
13 force and effect. Time is of the essence in this Amendment and the License and each
14 and all of their respective provisions. Subject to the provisions of the License as to
15 assignment, the agreements, conditions, and provisions herein contained shall apply to
16 and bind the heirs, executors, administrators, successors and assigns of the parties
17 hereto. If any provisions of this Amendment or the License shall be determined to be
18 illegal or unenforceable, such determination shall not affect any other provision of the
19 License and all such other provisions shall remain in full force and effect. The language
20 in all parts of the License shall be construed according to its normal and usual meaning
21 and not strictly for or against either Licensee or County. Neither this Amendment, nor
22 the Original License, nor any notice nor memorandum regarding the terms hereof, shall
23 be recorded by Licensee.

24 **10. Capitalized Terms.** First Amendment to prevail. Unless defined herein
25 or the context requires otherwise, all capitalized terms herein shall have the meaning
26 defined in the License, as heretofore amended. The provisions of this First Amendment
27 shall prevail over any inconsistency or conflicting provision of the License, as heretofore
28 amended, and shall supplement the remaining provisions thereof.

11. Effective Date. This First Amendment to License shall not be binding or
consummated until its approval by the Riverside County board of Supervisors and fully
executed by the Parties.

1 **12. Language for Use of Electronic (Digital) Signatures.** This Agreement
2 may be executed in any number of counterparts, each of which will be an original, but
3 all of which together will constitute one instrument. Each party of this Agreement
4 agrees to the use of electronic signatures, such as digital signatures that meet the
5 requirements of the California Uniform Electronic Transactions Act ((“CUETA”) Cal. Civ.
6 Code §§ 1633.1 to 1633.17), for executing this Agreement. The parties further agree
7 that the electronic signatures of the parties included in this Agreement are intended to
8 authenticate this writing and to have the same force and effect as manual signatures.
9 Electronic signature means an electronic sound, symbol, or process attached to or
10 logically associated with an electronic record and executed or adopted by a person with
11 the intent to sign the electronic record pursuant to the CUETA as amended from time to
12 time. The CUETA authorizes use of an electronic signature for transactions and
13 contracts among parties in California, including a government agency. Digital signature
14 means an electronic identifier, created by computer, intended by the party using it to
15 have the same force and effect as the use of a manual signature, and shall be
16 reasonably relied upon by the parties. For purposes of this section, a digital signature is
17 a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil
18 Code.

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(Signature Next Page)

1 **In Witness Whereof**, the Parties have executed this First Amendment as of the date
2 written below (the "Effective Date").


3 Dated: August 27, 2024
4


5 **COUNTY:**

6 County of Riverside, a political
7 subdivision of the state of California

LICENSEE:

La Floure LLC, a California Corporation,
dba Crème de la Crème Cafe

8 By: 
9 Chuck Washington, Chair
10 Board of Supervisors

By: 
11 Joe DiBenedetto, Manager

12 Kimberly A. Rector
13 Clerk of the Board

14 By: 
15 Deputy

17 **APPROVED AS TO FORM:**

18 Minh C. Tran
19 County Counsel

20 By: 
21 Ryan Yabko
22 Deputy County Counsel

23
24
25 HR:k/08212023/RV592/30.940
26
27
28

AUG 27 2024 3.26



Exhibit C- County Owned Property

RV592 - Crème de la Crème Café



Description	Make	Model	Serial Number	Photo	Comments
Decorative pendant/track light systems	n/a	n/a	n/a		Throughout the front of house area, various systems
Three basin sink	n/a	n/a	n/a		Stainless steel, back of house Qty 1



Exhibit C- County Owned Property


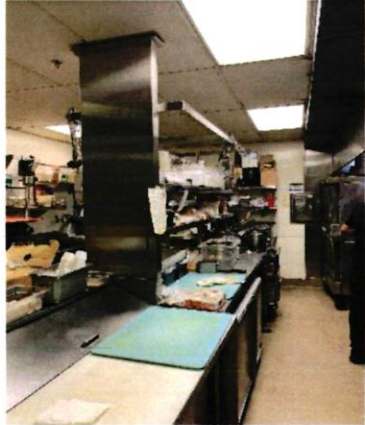
Description	Make	Model	Serial Number	Photo	Comments
Corner guards and flashing	n/a	n/a	n/a		Stainless steel, throughout premises
Island worktable with overshelf	n/a	n/a	n/a		Back of house kitchen Qty 1



Exhibit C- County Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Prep sinks with overshelf	n/a	n/a	n/a		Qty 1 set; back of house
Exhaust Canopy	Captive Aire	n/a	n/a		Qty 1; back of house



Exhibit C- County Owned Property


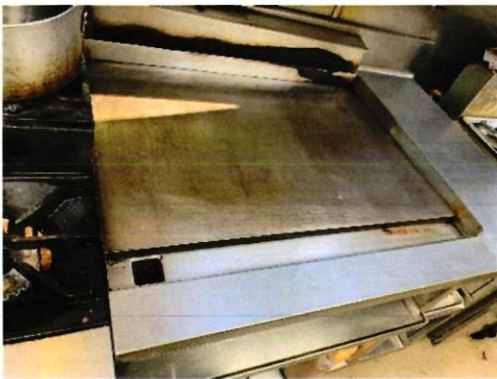
Description	Make	Model	Serial Number	Photo	Comments
Fryer	Imperial	n/a	n/a		Broken beyond repair; back of house Qty 1
Flat top griddle	Imperial	n/a	n/a		Qty 1; back of house



Exhibit C- County Owned Property


Description	Make	Model	Serial Number	Photo	Comments
Five burner stove with refrigerated prep basins	Imperial	n/a	n/a		Qty 1; back of house
Under counter fridge	Silver King	n/a	n/a		Broken/past useful life; back of house Qty 1



Exhibit C- County Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Walk-in refrigerator/freezer	Dura Cold	n/a	n/a		Back of house Qty 1
Center island with shelves	Alto Shaam components in a custom-built shell	n/a	n/a		Broken refrigeration and heating components; front prep area Qty 1



Exhibit C- County Owned Property


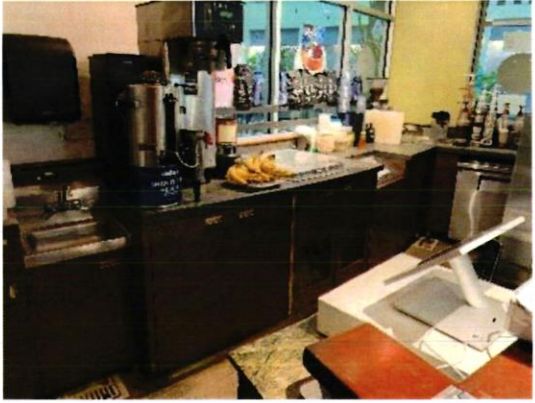
Description	Make	Model	Serial Number	Photo	Comments
Millwork service counters	n/a	n/a	n/a		Qty 1 Kitchen area
Millwork counters with sinks and refrigerated basins	n/a	n/a	n/a		Qty 1 Coffee area



Exhibit C- County Owned Property


Description	Make	Model	Serial Number	Photo	Comments
Over counter lettuce dispenser	Salad King	n/a	n/a		Qty 1; front prep area
Salad prep table	n/a	n/a	n/a		Stainless with refrigerated cabinet and top basins; front prep area Qty 1



Exhibit C- County Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Freestanding handwash sink	n/a	n/a	n/a		Stainless Qty 1; back of house
Dish table with wall shelf	n/a	n/a	n/a		Qty 1; back of house



Exhibit C- County Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Decorative hood	n/a	n/a	n/a		QTY 2; front prep area
Pedestal cabinet for stove and griddle with overshelves	n/a	n/a	n/a		Qty 1; back of house



Exhibit C- County Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Wall mount shelves	n/a	n/a	n/a		Back of house
Plumbing, electrical, lighting, flooring	n/a	n/a	n/a		Throughout premises
Live plants	n/a	n/a	n/a		QTY 19 Pots; exterior atrium area



Exhibit C- County Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Pots and pans	n/a	n/a	n/a		Back of house
Dining Tables	n/a	n/a	n/a		QTY 31; exterior atrium area



Exhibit C- County Owned Property

Description	Make	Model	Serial Number	Photo	Comments
Dining Chairs	n/a	n/a	n/a		QTY 110; exterior atrium area
High Chairs	n/a	n/a	n/a		QTY 2; exterior atrium area



Exhibit C- County Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Large trash cans	n/a	n/a	n/a		Rolling 50 gal. x4
Heat lamps in expo area	Avantco equipment	W62SS	n/a		2 sets; prep area



Exhibit C- County Owned Property

Description	Make	Model	Serial Number	Photo	Comments
Heat lamps in kitchen	Hatco	n/a	n/a		2 total -36"; back of house
Sliding glass door refrigerator	n/a	n/a	n/a		2 total, front of house



Exhibit C- County Owned Property

Glass top prep table	Turbo Air	PST-60-N	n/a		1, back of house
Chafing Dishes	n/a	n/a	n/a		Stainless steel, 7 total



Exhibit D – Licensee Owned Property

RV592 - Crème de la Crème



Description	Make	Model	Serial Number	Photo	Comments
Grab and go refrigerator cabinet	Blue Air	50"	n/a		Qty 1; near coffee bar
Grab and go refrigerator cabinet	Husmann	GSVM-4072	n/a		40" wide; near coffee bar Qty 1



Exhibit D – Licensee Owned Property

Description	Make	Model	Serial Number	Photo	Comments
Grab and go case with round top glass display	Federal Industries	SSRC5052	13060375376		Refrigerated; at coffee bar Qty 1
Tiered snack carts	n/a	n/a	n/a		Qty 3; café entrance



Exhibit D – Licensee Owned Property


Description	Make	Model	Serial Number	Photo	Comments
Counter height dry bakery display case	Leader	CBK48D	AA10C0602A		48" wide; cashwrap area Qty 1



Exhibit D – Licensee Owned Property


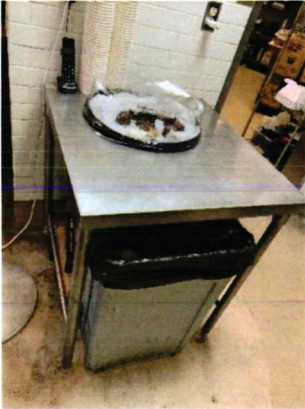
Description	Make	Model	Serial Number	Photo	Comments
Counter height refrigerated display case	Leader	CBK48 S/C	GA10C0602B		48" wide; cashwrap area Qty 1
Stainless freestanding prep table	n/a	n/a	n/a		QTY 2; back of house



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Conveyer toaster	Hatco	TQ400	846812162 (Incomplete serial)		Qty 1; front prep area
Hot dog broiler with bun tray Stainless cart beneath separate, Licensee owned	Star	174CBA	17501388		Qty 1 broiler, 1 cart; front prep area



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Commercial microwave ovens	Markings faded, unknown make	n/a	n/a		QTY3; several locations
Freezer cabinets	Haagen Dazs	n/a	n/a		QTY 2; café customer area



Exhibit D – Licensee Owned Property


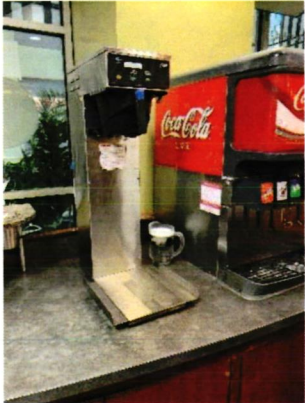
Description	Make	Model	Serial Number	Photo	Comments
Popcorn machine	Paragon	CP-8	1-221		Qty 1; café customer area
Iced Tea Brewer	Curtis	G3 Rotating Basket Tea Brewer	n/a		Qty 1; café customer area



Exhibit D – Licensee Owned Property




Description	Make	Model	Serial Number	Photo	Comments
Soft Serve Toppings Cart	Custom millwork	n/a	n/a		Qty 1; café customer area
Point of sale terminal	Clover	n/a	n/a		QTY 3; coffee bar
TV Displays	NEC	60"	n/a		QTY 2; above cashwrap



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Sandwich table with refrigerated prep basins	McCall	48" wide	n/a		Qty 1; back of house
Panini press Stainless cart separate item, Licensee owned	Star	Promax CG14B	n/a		Qty 1 press, 1 cart; back of house



Exhibit D – Licensee Owned Property

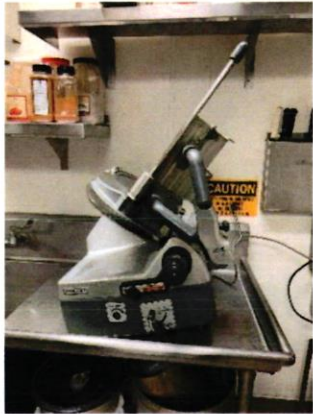

Description	Make	Model	Serial Number	Photo	Comments
Slicer	Hobart	2312	58-112-853		Qty 1; back of house
Mixer Stainless cart beneath is separate, Licensee owned	Hobart	HL200	31-1360-554		Qty 1 mixer, 1 cart; back of house



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Ice maker	Hoshizaki	KM-461MAH	S10078H	 A photograph of a stainless steel Hoshizaki ice maker in a commercial kitchen setting. The machine is a large, upright unit with a control panel on the left side and a large door on the right. It is situated on a metal cart or stand.	Qty 1; back of house
Fryer	Pitco	n/a	n/a	 A photograph of a stainless steel Pitco fryer in a commercial kitchen. The fryer is a large, deep unit with a control panel on the front. It is positioned on a metal stand next to other kitchen equipment.	Qty 1; back of house



Exhibit D – Licensee Owned Property


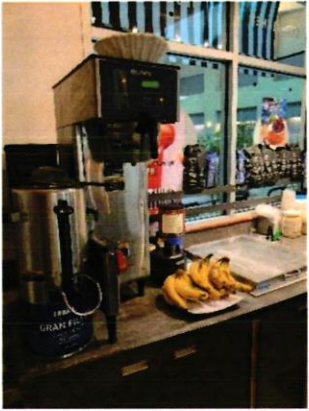
Description	Make	Model	Serial Number	Photo	Comments
Double oven	Bakers Pride	Cyclone Series	n/a		Qty 1; back of house
Coffee Brewer	Bunn	Single Thermo-Fresh DBC	SNG0044649		Qty 1; café customer area



Exhibit D – Licensee Owned Property

Description	Make	Model	Serial Number	Photo	Comments
Espresso machine	La Spaziale	S9 Compact	n/a		Qty 1; coffee bar
Coffee bean grinder	n/a	n/a	n/a		Qty 1; coffee bar



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Dishwasher with sink and table	Ecolab	ES2000	n/a		Leased by Licensee through Ecolab; back of house Qty 1
Charbroiler	Stratus	n/a	n/a		Qty 1; back of house



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Water purifyer system	Everpure	n/a	n/a		Leased by Licensee through Ecolab; back of house Qty 1
Fountain drink machine and back of house plumbing	n/a	n/a	n/a		Leased by Licensee through Coca Cola; back of house Qty 1



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
TV Display	NEC	32"	n/a		QTY 2; above cashwrap
Black wheeled carts	Plastic	n/a	n/a		Qty 2



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Gray wheeled cart	Plastic	n/a	n/a		Qty 1
Undercounter Refrigerator	TRUE	n/a	n/a		In coffee bar area



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Lavazza Light	n/a	n/a	n/a		In dining area Qty 1
Ring cameras	n/a	n/a	n/a		Throughout premises



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Shelving for smallwares and product	Steel	n/a	n/a		Back of house
Sheet pan racks	n/a	n/a	n/a		Qty 2; Back of house



Exhibit D – Licensee Owned Property



Description	Make	Model	Serial Number	Photo	Comments
Enclosed transporter	n/a	n/a	n/a		For moving of food items from freezer Qty 1
Smallwares	n/a	n/a	n/a		Dishes, flatware



Exhibit D – Licensee Owned Property

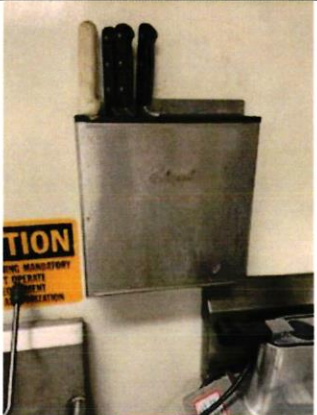

Description	Make	Model	Serial Number	Photo	Comments
Wall knife holder	n/a	n/a	n/a		Qty 1; back of house
Employee lockers	n/a	n/a	n/a		Qty 1; back of house



Exhibit D – Licensee Owned Property


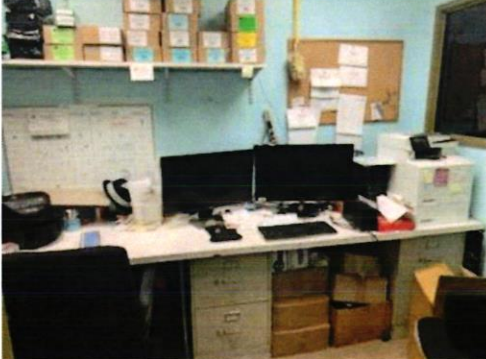


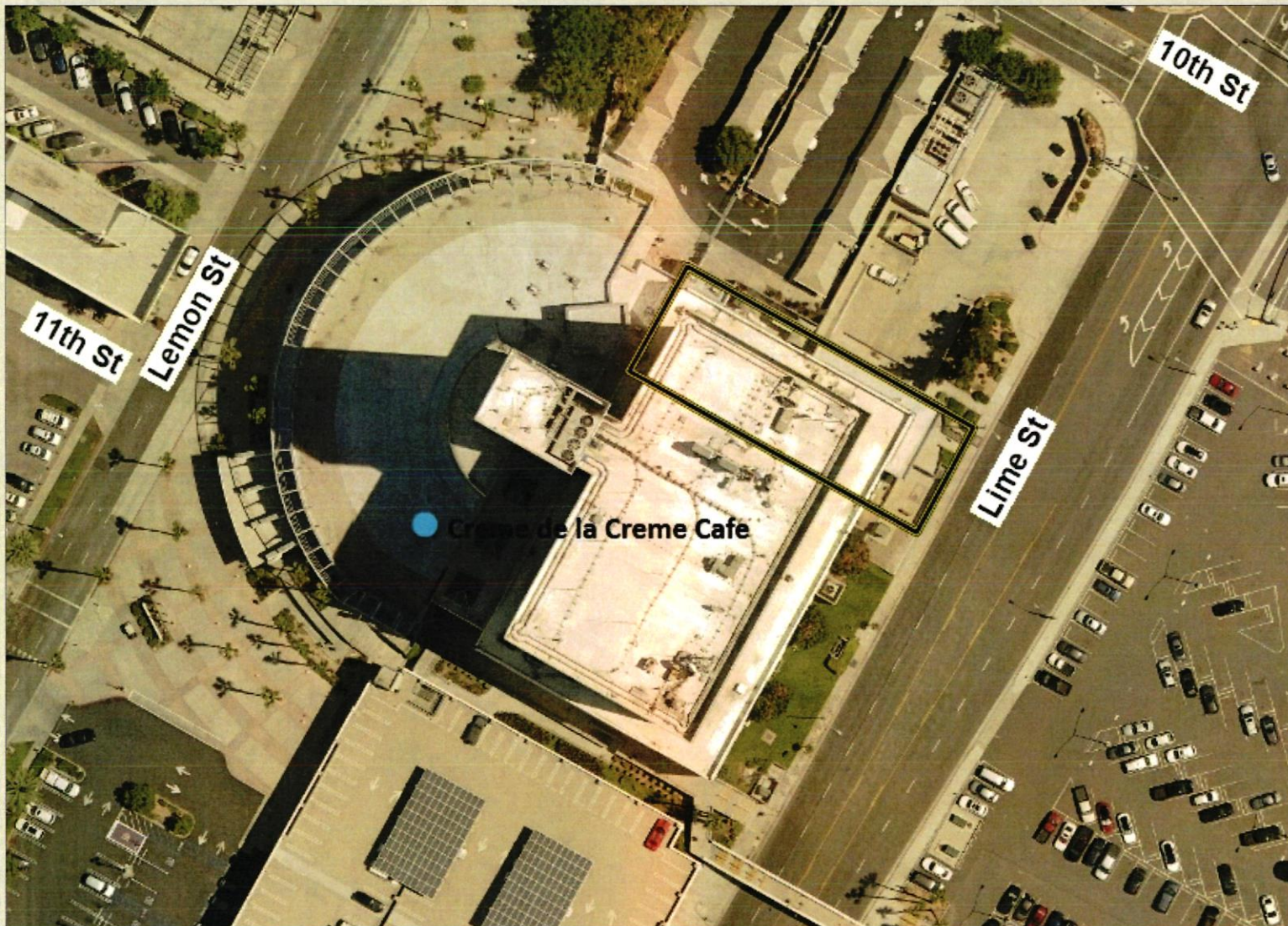
Description	Make	Model	Serial Number	Photo	Comments
Office Safe Filing Cabinet	n/a	n/a	n/a		4 box filing cabinet; office Qty 1
Office Computers Office Printer	n/a	n/a	n/a		Two screens; office Medium sized desk printer Qty 1; office



Exhibit D – Licensee Owned Property

Description	Make	Model	Serial Number	Photo	Comments
Exterior Canopies	Custom	n/a	n/a		QTY4; office
Wayfinder Vertical Sign	Custom	n/a	n/a		QTY 1

RV592 Creme de la Creme
4080 Lemon Street, Riverside, CA 92501



Legend

County Centerline Names



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

District 1
Blue dot indicates location
APNs 215-131-005 through 215-131-011

0 94 188 Feet

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