

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



ITEM: 3.17
(ID # 28025)

MEETING DATE:
Tuesday, June 24, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY FIRE DEPARTMENT: Approval of Second Amendment to Lease with MS Perris, LLC for Tenant Improvements, California Environmental Quality Act (CEQA) Exempt Pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 1. [Total Cost: \$439,657- County 24%; Structural Fire Taxes 33%; Contract Reimbursements 43%] (Clerk to file Notice of Exemption) (4/5 Vote Required)

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 Second Amendment to Lease with MS Perris, LLC, a California limited liability company, and authorize the Chair of the Board to execute the document 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;
4. Approve and Direct the Auditor-Controller to make the budget adjustments on the attached Schedule A; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

ACTION:4/5 Vote Required, Policy, CIP

Vincent Yzaguirre
Vincent Yzaguirre

6/5/2025

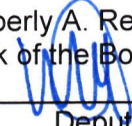
Geoff Pemberton
Geoff Pemberton, Chief Deputy County Fire

6/11/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 24, 2025
xc: FM-RE, Fire, 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	\$ 439,657	\$0	\$ 439,657	\$0
NET COUNTY COST	\$ 105,518	\$0	\$ 105,518	\$0
SOURCE OF FUNDS: County 24%; Structural Fire Taxes 33%; Contract Reimbursements 43%			Budget Adjustment: Yes	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Riverside County Fire Department (County Fire) currently occupies space located at 86 E. Rider Street, Building 1, Perris (Facility), under a lease approved February 27, 2024, Minute Order (M.O.) 3.19 (Lease). On June 10, 2025, the Board approved the First Amendment to Lease (M.O. 3.29). County Fire's Fleet Services provides for the maintenance of up to 250 fire vehicles and apparatuses from this Facility. Currently, the Facility lacks a backup power source, posing a potential risk to operational continuity during electrical outages or natural disasters.

In order to mitigate this potential risk and ensure uninterrupted service to emergency response vehicles, the installation of a new diesel-powered backup generator (Project) is being pursued under this Second Amendment to Lease (Second Amendment). The scope of the Project includes but is not limited to: installation of a new back-up diesel engine generator to connect to the existing electrical system, and reconfiguration of electrical circuits for the data room and backup generator. This Project will require design services of an electrical engineer to properly size, specify and permit the new generator system.

Pursuant to CEQA, the Riverside County Fire Department Fleet Services Generator Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption; and Section 15061(b)(3), "Common Sense" Exemption. With certainty, there is no possibility that the project may have a significant effect on the environment. The Project to be delivered by the landlord, as proposed, is limited to installing a back-up generator in the existing facility. The use of the facility would not change and would not result in an increase in capacity or intensity of use.

The Second Amendment is summarized as follows:

Location: 86 E. Rider Street, Perris, CA 92571

Lessor: MS Perris, LLC, a California Limited Liability Company
16130 Ventura Blvd., Suite 510
Encino, CA 91436

Tenant

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

Improvements: Not to exceed \$ 419,360 which includes a 10% construction contingency of \$36,363. The Work will be completed by the Lessor and reimbursed by County.

Maintenance: All custodial and maintenance except for the structural shell of the building to be provided and paid for by the County Fire, subject to terms and conditions of the Lease.

The Second Amendment to Lease has been approved as to form by County Counsel.

Impact on Residents and Businesses

The Project will allow County Fire the continuity of use to provide services and maintenance to its emergency vehicles in the event of a power failure and/or natural emergency. The Project will improve public safety for the residents and businesses.

Additional Fiscal Information

The total cost of the Project is funded in FY 24/25 and is included in the Fire Department budget for FY 24/25. The total cost will be encumbered in FY 24/25 and the Fire Department will be requesting a Reserve for Encumbrance into FY 25/26.

Prior Contract History

Original Lease	February 27, 2024 (M.O. 3.19)
First Amendment	June 10, 2025 (M.O 3.29)

ATTACHMENTS:

- Second Amendment to Lease
- Notice of Exemption
- Aerial
- Exhibit A
- Schedule A

DR:PR079


Evangelina Gregorio EO, Principal Mgmt Analyst 6/16/2025


Sarah Franco, Assistant County Executive Officer 6/17/2025


Aaron Gettis, Chief of Deputy County Counsel 6/12/2025



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-190583

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500567
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$3,769.00	
Comment	SST3535S1997	



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 25-190583
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 06/25/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500567	

PROJECT TITLE

FIRE FLEET SERVICES FACILITY SECOND AMENDMENT TO LEASE AGREEMENT WITH MS PERRIS, LLC, PERRIS

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES MANAGMENT	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3450 14TH STREET,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ _____ |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

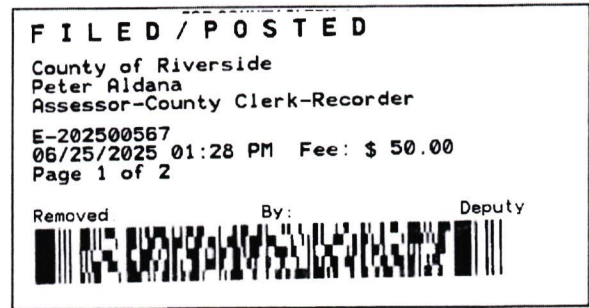
- | | | |
|---|----------|------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ _____ \$50.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____ \$50.00

SIGNATURE X <i>I Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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County of Riverside
Facilities Management
3450 14th Street, Riverside, CA 92501



NOTICE OF EXEMPTION

May 22, 2025

Project Name: Fire Fleet Services Facility Second Amendment to Lease Agreement with MS Perris, LLC, Perris

Project Number: FM042552007900

Project Location: 86 East Rider Street, Perris, California, 92571; Assessor's Parcel Number (APN) 305-170-032

Description of Project: Riverside County Fire Department (County Fire) currently occupies office space located at 86 E. Rider Street, Building 1, Perris, CA. Under a lease approved February 27, 2024, Minute Order (M.O.) 3.19. Riverside County Fire Department Fleet Services provides maintenance of up to 250 fire vehicles and apparatuses. Currently, the facility lacks a backup power source, posing a risk to operational continuity during electrical outages or natural disasters. To mitigate this risk and ensure uninterrupted service to emergency response vehicles, the installation of a new diesel-powered backup generator is being proposed under a Second Amendment to Lease. The scope of the project includes, but is not limited to, installation of a new back-up diesel engine generator to connect to the existing electrical system, and reconfiguration of electrical circuits for the data room and backup generator. It will require design services of an electrical engineer to properly size, specify and permit the new generator system. Approval of the Second Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the continued use of the existing facility. No expansion of the footprint or increase in capacity of use would occur as a result of the Lease Amendment, which would result in the provision of backup power. The operation of the facility will result in the use of an existing building and 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), General Rule or "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 Second 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 a lease amendment to provide for emergency backup power to power emergency vehicles. The project will not substantially increase or expand the use of the site, and is limited to the continued use of the existing facility 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 proposed Second Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will continue to operate as an existing industrial use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management 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: 5-22-2025
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2025061233 - NOE - Fire Fleet Services Facility Second Amendment to Lease Agreement with MS Perris, LLC, Perris

Riverside County
Created - 6/26/2025 | Submitted - 6/26/2025 | Posted - 6/26/2025 | Received - 6/26/2025 | Published - 6/26/2025
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Fire Fleet Services Facility Second Amendment to Lease Agreement with MS Perris, LLC, Perris

Document Description

Riverside County Fire Department (County Fire) currently occupies office space located at 86 E. Rider Street, Building 1, Perris, CA. Under a lease approved February 27, 2024, Minute Order (M.O.) 3.19. Riverside County Fire Department Fleet Services provides maintenance of up to 250 fire vehicles and apparatuses. Currently, the facility lacks a backup power source, posing a risk to operational continuity during electrical outages or natural disasters. To mitigate this risk and ensure uninterrupted service to emergency response vehicles, the installation of a new dieselpowered backup generator is being proposed under a Second Amendment to Lease. The scope of the project includes, but is not limited to, installation of a new back-up diesel engine generator to connect to the existing electrical system, and reconfiguration of electrical circuits for the data room and backup generator. It will require design services of an electrical engineer to properly size, specify and permit the new generator system. Approval of the Second Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the continued use of the existing facility. No expansion of the footprint or increase in capacity of use would occur as a result of the Lease Amendment, which would result in the provision of backup power. The operation of the facility will result in the use of an existing building and no additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.17 - NOE - Second Amendment to Lease Agreement, Fire Fleet Services Facility, Perris.pdf

Contacts

County of Riverside Facilities Management - *Mike Sullivan*

3450 14th Street
Riverside, CA 92501
Phone : (951) 955-4820
msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Perris

Location Details**Cross Streets**

86 East Rider Street

Parcel Number - 305-170-032**Other Location Info**

86 East Rider Street, Perris, California, 92571; Assessor's Parcel Number (APN) 305-170-032

Notice of Exemption**Exempt Status**

Categorical Exemption

Type, Section Number or Code Number

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 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 Second Amendment to the Lease Agreement.

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 a lease amendment to provide for emergency backup power to power emergency vehicles. The project will not substantially increase or expand the use of the site, and is limited to the continued use of the existing facility 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.

Therefore, the County of Riverside Facilities Management 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.

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

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 Second Amendment to the Lease Agreement.

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 Second Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will continue to operate as an existing industrial use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management 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.

County Clerk(s)

Riverside

Signature

Title

Date

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

3 **1. Alterations and Additions.** Section 11 shall be amended to add the
4 following as Section 11.1.9:

5 11.1.9 Lessor shall complete, subject to reimbursement by County
6 in an amount not-to-exceed \$419,360.00 and includes a County contingency of
7 \$36,363.00 for the sole use by County, the improvements per Exhibit "I", ("Additional
8 Improvements") attached hereto and incorporated herein. County shall make payment
9 in full to reimburse Lessor for the actual cost of tenant improvements, within sixty (60)
10 calendar days from Lessor delivery of the following (i) Notice of Completion, (ii) Lessor
11 Final Invoice Summary with any related pertinent back-up, the final amount shall not
12 exceed \$419,360.00, in accordance with Exhibit "I":

13 **2. Capitalized Terms/Second Amendment to Prevail.** Unless defined
14 herein or the context requires otherwise, all capitalized terms herein shall have the
15 meaning defined in the Lease, as heretofore amended. The provisions of this Second
16 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,
17 as heretofore amended, and shall supplement the remaining provisions thereof.

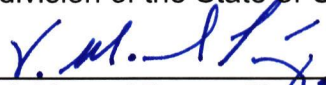
18 **3. Miscellaneous.** Except as amended or modified herein, all terms of the
19 Lease shall remain in full force and effect and shall apply with the same force and
20 effect. If any provisions of this Second Amendment or the Lease shall be determined
21 to be illegal or unenforceable, such determination shall not affect any other provision of
22 the Lease and all such other provisions shall remain in full force and effect. The
23 language in all parts of the Lease shall be construed according to its normal and usual
24 meaning and not strictly for or against either Lessor or County. Neither this Second
25 Amendment, nor the Lease, nor any notice nor memorandum regarding the terms
26 hereof, shall be recorded by the County.

1 **4. Effective Date.** This Second 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.

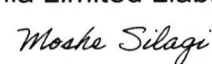
4 **IN WITNESS WHEREOF**, the Parties have executed this Second Amendment
5 as of the date first written above.

6 Dated: JUN 24 2025

7
8 LESSEE:
9 COUNTY OF RIVERSIDE, a political
10 Subdivision of the State of California

11 By: 
12 V. Manuel Perez, Chairman
Board of Supervisors


LESSOR:
MS Perris, LLC
a California Limited Liability Company

By: 
Moshe Silagi
Manager

13
14 ATTEST:
15 Kimberly A. Rector
Clerk of the Board

16 By: 
17 Deputy

18 APPROVED AS TO FORM:
19 Minh C. Tran
20 County Counsel

21 By: 
22 Ryan Yabko
Deputy County Counsel

23
24
25 DR:i/05022025/PR079/40.263
26
27
28



MS Perris Building 1 - Fire Department Generator

Cost Breakdown by Trade

Ver 3.0

Updated On: 4-Jun-2025

Item #	Trade	Total
<u>1</u>	Protection	\$ 3,500
<u>2</u>	Landscape Repairs	\$ 4,250
<u>3</u>	Painting	\$ 5,500
<u>4</u>	Electrical	\$ 281,800
<u>5</u>	Contractors Contingency	\$ 10,000
<u>6</u>	Permits & Fees	\$ 5,000
<u>7</u>	Landlord Contingency-Management Fees	\$ 29,170
<u>8</u>		\$ -
<u>9</u>		\$ -
	Subtotal...	\$ 339,220
	General Conditions	\$ 5,000
	Subtotal...	\$ 344,220
	Contractor's Insurances	\$ 3,959
	Subtotal...	\$ 348,179
	Contractor's Fee	\$ 34,818
	Subtotal...	\$ 382,997
	Subtotal	\$ 382,997

County Contingency	\$ 36,363
GRAND TOTAL	\$ 419,360

Exlcusions:

1. Washing down and re-cleaning entire building
2. Any concrete patching or repairs
3. Replacing irrigation or planting outside of the designated generator area
4. Any site improvements.

Exhibit A

FY 2024/25

**Riverside County Fire Department
86 E. Rider Street, Building 1, Perris, CA**

ESTIMATED AMOUNTS

Tenant Improvement Cost		\$ 419,360.00
FM Lease Management Fee as of 07/01/2024	4.84%	<u>\$ 20,297.02</u>
TOTAL ESTIMATED COST FOR FY 2024/25		<u>\$ 439,657.02</u>
TOTAL COUNTY COST	24%	\$ 105,517.69

Budget Adjustment - Schedule A

Increase Appropriations:

47220-7200400000-522410	Maint-Tenant Improvement	\$	439,657
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Increase Revenues:

47220-7200400000-777330	Leasing Services	\$	439,657
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AERIAL

86 E. Rider Street Building 1, Perris, CA 92571

