

LEASE AGREEMENT

(Ventura County Behavioral Health)
(1900 E. Los Angeles Avenue, Simi Valley)

This Lease Agreement ("Agreement"), effective as of _____, 2024, is made and entered into by and between the County of Ventura ("County" or "Tenant") and 1900 Simi Valley LLC, a California limited liability company ("Lessor"). County and Lessor may be referred to individually as a "Party" or collectively as the "Parties."

The Parties agree as follows:

1. **PROPERTY LEASED.** Lessor hereby leases to County, and County hereby leases from Lessor the entirety of Assessor's Parcel Number 638-0-011-015, improved as a three-story office building consisting of approximately 17,726 square feet of area ("Building"), with an adjacent parking lot ("Parking Lot"), commonly known and referred to as 1900 E. Los Angeles Avenue, Simi Valley, California (the "Premises"). The Premises are more particularly shown on Exhibit "A," attached hereto and made a part hereof by this reference.
2. **TERM.** The term of this Agreement shall be one hundred twenty (120) months ("Term"). Said Term shall commence on the first day of the first month following the Completion Date of Tenant Improvements (as defined in Article 10) and terminate at midnight on the last day of the one hundred twentieth (120th) month thereafter, subject to County's Option to Extend more particularly described in Article 38.
3. **RENT.** County shall pay to Lessor, during the first twelve (12) months of the Term of this Agreement, an all-inclusive monthly rent of \$44,315.00 for the Premises, equal to \$2.50 per square foot. The rent is payable in advance on the first day of each and every calendar month. Beginning on month thirteen (13) of the Term of this Agreement and each annual anniversary date thereafter, the rent shall be increased by three percent (3%). The rent shall not deviate from this amount regardless of any discrepancies between the actual square footage and the Parties' approximated square footage of the Premises. There shall be no pass-through of any operating expenses from Lessor to County. Rent shall begin to accrue on the "Completion Date of Tenant Improvements," which is defined as the date upon which Tenant Improvements are substantially complete and final inspection sign-off is issued by the city of Simi Valley, regardless of whether or not County takes possession by said date, and, as stated in Article 2, the Term of this Agreement shall commence on the first day of the first month following the Completion Date of Tenant Improvements. County shall also pay as additional rent the amount, if any, required by Article 9.
4. **HOLDOVER.** If County holds possession of the Premises after the expiration of the Term of this Agreement, or any extension thereof, with consent of Lessor, either expressed or implied, County shall become a tenant from month-to-month at a rental amount which is 103% of the rent paid for the last month of the term of this Agreement. Such tenancy will be subject to all of the terms and conditions of this Agreement.
5. **USE.** The Premises shall be used for the following specified purpose and shall not be used for any other purpose without first obtaining the written consent of Lessor, which it may withhold or consent to in its sole discretion:

GENERAL OFFICE USE – PUBLIC SERVICE

6. SIGNS. County shall have the right, at County's sole cost and expense, to install any signs appropriate for the identification of the Premises subject to the city of Simi Valley approval and issuance of any required permit(s), subject to Lessor's reasonable approval which shall not be unreasonably delayed, conditioned or withheld. Lessor shall not install signs on the Premises without the written consent of County.

7. ALTERATIONS BY COUNTY. During the Term of this Agreement and any subsequent Renewal Term, County shall have the right, at County's sole expense, to make installations, modifications and improvements to the Premises, provided, however, that the basic structure of the Premises shall not be altered. All improvements, installations and modifications installed by County during the Term of this Agreement shall be considered personal property of County and County may, at its option, remove any or all of such items at any time during the term of this Agreement or any extension thereof. If County removes any of such items, County shall restore the portion of the Premises affected by such removal, as nearly as practicable to its condition as of the date of occupancy by County, normal wear and tear excepted.

8. PARKING. County, its agents, invitees, employees, contractors and patrons shall have exclusive use of parking spaces in paved parking areas on the Premises for the term of the Agreement and any subsequent Renewal Term. Parking shall be free of charge to County.

9. PRORATION OF RENT. If rent due under this Agreement for any calendar month should be for less than a full month, the rental amount due for that month shall be prorated on the basis of a 30-day month. County shall pay to Lessor, on a pro-rata basis, rent for the period of time, if any, between the Completion Date of Tenant Improvements and the commencement of the Term, which is the first day of the following month (per Article 2).

10. CONSTRUCTION OF TENANT IMPROVEMENTS BY LESSOR. Lessor shall, at its own cost and expense, provide turnkey improvements ("Tenant Improvements") at the Premises using building standard guidelines for design, permits, demolition, and construction. Tenant Improvements shall be constructed pursuant to a mutually agreed upon space plan between County and Lessor, including interior finishes. Space planning and the working drawings shall be part of the turnkey package. Lessor agrees to pursue the construction work diligently to completion. County shall supply its own systems furniture and shall be responsible for its own telephone, internet and computer cabling.

Lessor, at Lessor's expense, shall complete the following Tenant Improvements listed below in a proper workerlike manner and finish prior to Agreement Commencement:

Sierra Vista Clinic Needs Assessment - Adults and Youth/Family ("Y&F"):

1. Total number of private offices needed (Clinical vs Clinic Administrator vs Manager)

- Y&F total offices: 13 clinical offices; 1 Clinic Administrator office; 1 front office; 1 resource room; **(16 offices)**

- Adults total offices: 16 clinical offices; one Clinic Administrator office; one front office; two larger cubical rooms (nurses/Mental Health Associate); **(20 total offices)**
2. **Group Rooms:**
 - Y&F: three larger meeting/cubical rooms
 - Adults: two group rooms
 3. **Sinks:**
 - One in nursing station.
 4. **Lobby/reception area**
 - Both with separate lobbies. Both should seat about six to eight people.

Substance Use Treatment Services Clinic Needs Assessment:

1. **Total number of staff** 13, need mostly private offices for these.
2. **Group Rooms:** two (group rooms should be large enough to hold 13-14 people).
3. **Sinks:** two are needed.
4. **Parking:** eight spots for staff and about 12-15 for clients. Possibly more spots for clients.
5. **Other Info:** A file room with a place for supplies. A breakroom would be nice but not required.
 - Lessor shall replace the existing carpet with new carpet throughout the carpeted areas of the Premises. New carpet color and quality subject to approval by County prior to installation by Lessor.
 - Lessor shall install new paint throughout the Premises. New paint color subject to approval by County prior to installation by Lessor.
 - Lessor shall ensure that each exterior window in the offices facing the exterior window line in the Premises shall have new window blinds that are fully operational.
 - Lessor shall deliver the Premises with the heating, ventilation and air conditioning ("HVAC") system in good working order and properly circulating air throughout.

If the substantial completion of the Tenant Improvements is delayed as a result of any delay caused by County, not covered by agreed-to change orders by the Parties the Completion Date of Tenant Improvements shall be deemed to be the date the substantial completion of the Tenant Improvements would have occurred but for County's delay.

11. **DELAY IN DELIVERY OF POSSESSION.** If possession of the Premises is not delivered to County ready for occupancy within 270 days (nine (9) months) after the date

of execution of this Agreement (the "Termination Trigger Date"), County may terminate this Agreement without further obligation by so advising Lessor in writing. Notwithstanding the foregoing sentence, the Termination Trigger Date shall be extended day for day for each day Lessor is delayed in delivering the Premises to County ready for occupancy caused by (i) any acts or omissions of County, or its agents, contractors, employees, guests, licensees or invitees, (ii) any strikes, lockouts, labor disputes, acts of God, inability to obtain services, labor, or materials or reasonable substitutes therefor, government actions, civil commotions, fire or other casualty, or (iii) pandemic, epidemic or other health matter that is statewide/nationwide/worldwide in nature, and other causes beyond the reasonable control of Lessor.

12. FIRE INSURANCE. Fire and extended coverage insurance on the Premises herein leased shall be the sole concern of Lessor. However, no use except that which is expressly provided in this Agreement shall be made, or permitted to be made, of the Premises.

13. TAXES AND ASSESSMENTS. Lessor shall pay all ad valorem taxes and assessments levied against the Premises covered by this Agreement.

14. UTILITIES. County shall pay for its own separately metered electricity. Lessor shall pay for water, sewer, gas, and trash service serving the Premises and shall make payments directly to the utility company furnishing same. Lessor shall make and maintain proper connections with any and all water, gas, sewer, and electrical lines on or serving the Premises and will continue the connections and service thereof during the term of this Agreement or any extension thereof.

15. JANITORIAL SERVICES. County shall provide its own janitorial service to the Premises.

16. REPAIRS AND MAINTENANCE BY LESSOR. Lessor shall maintain the Premises as set forth in Exhibit "B," attached hereto and incorporated herein by this reference, including its foundation, walls, suite demising walls, roof (with the exception of any damage caused by the County's installation of communication equipment on the roof of the Building), building exterior including doors and glass, floors, floor coverings, electrical system, plumbing, water and sewage disposal systems, fire sprinkler system, fire alarm system, and HVAC system, and shall provide, at its sole cost, all maintenance, repair and replacement required to be performed in connection therewith. Lessor, however, shall have no responsibility for maintenance which may be required to the extent of neglect or misconduct of County, its agents, servants, employees, contractors, or patrons.

17. ENTRY BY LESSOR. Lessor may enter upon the Premises at reasonable times with reasonable prior notice to examine the condition thereof, and for the purpose of providing maintenance and making such repairs as Lessor is obligated to make, provided that such right shall not be exercised in such a manner as to unreasonably interfere with any business conducted on the Premises.

18. COMPLIANCE WITH LAW. Subject to the Use of the Premises not being altered by County, if the Premises, or Lessor's property on which the Premises is located, is determined to be in non-compliance with the provisions of the Occupational Safety and Health Act of 1970, or any related legislation including but not limited to California Civil Code section 55.51 et seq. and the federal Americans with Disability Act (as such non-compliance shall be determined on an unoccupied basis without regard to County's

proposed use of the Premises or any alterations or improvements to be completed by or for County in the Premises), Lessor shall make all installations, modifications or improvements required as a result of such non-compliance, except that County shall comply with all laws and perform all installations, modifications or improvements made necessary due to any installations, modifications or improvements to, or use by County of, the Premises. The Premises have not undergone inspection by a Certified Access Specialist as defined by California Civil Code section 1938.

19. ASSIGNMENT AND SUBLETTING. County shall have the right to assign this Agreement or sublet the Premises with the written consent of Lessor, which consent shall not unreasonably be withheld. In the event that the Premises are sold during the Term of this Agreement, purchaser shall become Lessor's assignee hereunder. In such an event, all terms and conditions of this Agreement shall remain in full force and effect.

20. DEFAULT OR BREACH. Except as otherwise provided, at any time one Party to this Agreement is in default or breach in the performance of any of the terms and conditions of this Agreement, the other Party shall give written notice to remedy such default or breach. If said default or breach is remedied within 30 days following such notice, then this Agreement shall continue in full force and effect. If such default or breach is not remedied within 30 days following such notice, the other Party may, at its option, terminate this Agreement. Such termination shall not be considered a waiver of damages or other remedies available to either Party because of such default or breach. Each term and condition of this Agreement shall be deemed to be both a covenant and a condition. Notwithstanding the foregoing, County shall be in default under this Agreement if County fails to pay any monetary obligation due and owing hereunder within 10 days following written notice from Lessor that said amount is past due and owing; Tenant's voluntary petition for relief under any bankruptcy or insolvency law, the sale of Tenant's interest under this Agreement to satisfy a debt of Tenant by execution or other legal process, or the filing against Tenant of an involuntarily petition for relief under any bankruptcy or insolvency law which is not discharged within ninety (90) days after filing shall also constitute a default hereunder. In addition, any attempt at an early Termination of the Agreement or vacation of the Premises prior to the end of the Term without the express written approval by Lessor, which it may withhold or consent to in its sole discretion, will not relieve Tenant from its obligations hereunder, including the payment of rent to Lessor and all sums due and owing to Lessor will remain due and owing.

In addition to Lessor's other remedies, Lessor shall be permitted to recover from Tenant all damages allowed under Section 1951.2 of the California Civil Code, including, without limitation: (i) the worth at the time of award of any Rent which is accrued but unpaid under this Agreement through the date of termination; plus (ii) the worth at the time of the award of the amount by which any unpaid Rent which would have been earned after termination until the time of the award exceeds the amount of such rental loss that Tenant proves could have been reasonably avoided; plus (iii) the worth at the time of award of the amount by which any unpaid Rent for the balance of the Term after the time of award exceeds the amount of such rental loss that Tenant proves could be reasonably avoided; plus (iv) any other amount necessary to compensate Lessor for all the detriment proximately caused by Tenant's failure to perform its obligations under this Agreement or which in the ordinary course of things would be likely to result therefrom, including, but not limited to: the unamortized (amortized over the Term) tenant allowance, if any; the costs of refurbishment, alterations, renovation and repair of the Premises reasonably incurred for the sole purpose of reletting the Premises; and removal (including the repair of any damage caused by such removal) and storage (or disposal) of Tenant's personal

property, equipment, fixtures, alterations and any other items which Tenant is required under this Agreement to remove but does not remove; plus (v) at Lessor's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable California law. Damages shall be due and payable from the date of termination. For the purposes of clauses (i) through (v), annual "Rent" for the remainder of the unexpired Term shall be the rent (including base rent and additional rent).

21. WAIVER. A waiver by either Party of any default or breach by the other Party in the performance of any of the covenants, terms or conditions of this Agreement shall not constitute or be deemed a waiver of any subsequent or other default or breach.

22. PARTIES BOUND AND BENEFITTED. The covenants, terms, and conditions herein contained shall apply to and bind the successors and assigns of all of the Parties hereto, and all of the Parties hereto shall be jointly and severally liable hereunder. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of Lessor and County, subject to compliance with the terms of Article 19.

23. TIME. Time is of the essence of this Agreement.

24. HOLD HARMLESS AND INDEMNITY. County shall defend, indemnify and hold harmless Lessor from and against all third-party demands, claims, actions, liabilities, losses, damages and costs, including reasonable attorney's fees and any associated court costs, arising out of or relating to any death, bodily injury or property damage resulting from, or in conjunction with, the maintenance, use or occupation of the Premises by County and its agents, invitees, employees, contractors or patrons under this Agreement, except as to any loss or damage as may arise to the extent of the negligence or willful misconduct of the Lessor.

In the event of any failure of any Building system or element in the Premises that is a Lessor responsibility pursuant to Article 16, Lessor shall defend, indemnify and hold harmless County and its elected officials, officers, directors, agents, employees, subcontractors and volunteers from and against all third-party demands, claims, actions, liabilities, losses, damages and costs, including reasonable attorney's fees and any associated court costs, arising out of or related to any death, bodily injury or property damage resulting from such failure, except as to any loss or damage as may arise to the extent of the negligence of County.

25. DESTRUCTION OF PREMISES. If the Premises should be destroyed by any cause or declared unsafe or unfit for occupancy by any authorized public authority for any reason, either wholly or in such a degree as to materially impair County's use of said Premises, then all rent due under the terms of this Agreement shall cease as of the date of such destruction or declaration. If Lessor makes the necessary repairs within 180 days rendering the Premises as suitable and serviceable as they existed on the day County's occupancy of the Premises commenced, no right of termination by the County shall exist. If repairs are not made within 180 days, ordinary wear and tear excepted, the County may terminate this Agreement effective on the 180th day after said destruction by mailing written notice to Lessor of the County's intention to terminate. If during a period of partial destruction, the County should desire to continue occupancy, the rent shall be abated in the same ratio the portion of the Premises rendered for the time being unfit for occupancy shall bear to the whole Premises. Should the partial destruction of the Premises not be repaired within 180 days, the County shall have the option to terminate this Agreement or remain in possession at the reduced rent.

26. CONDEMNATION. If a public authority under the power of eminent domain should take the whole of the Premises, then the term of this Agreement shall cease on the day of possession by said public authority. If a part only of the Premises should be taken under eminent domain, County shall have the right to either terminate this Agreement or to continue in possession of the remainder of the Premises. If County remains in possession, all of the terms hereof shall continue in effect, with rents payable being reduced proportionately for the balance of the term of this Agreement. If such taking under the power of eminent domain occurs, those payments attributable to the leasehold interest of County shall belong to County, and those payments attributable to the reversionary interest of Lessor shall belong to Lessor.

27. CONDITION OF PREMISES UPON TERMINATION. Upon the termination of this Agreement for any reason, County shall vacate the Premises and deliver it to Lessor in good order, broom clean condition, excepting ordinary wear and tear. County shall repair any damage to the Premises which may be required to the extent of the neglect or misconduct of the County, its agents, servants, employees, contractors, or patrons.

28. ENTIRE AGREEMENT. This Agreement contains the entire understanding of the Parties hereto and no obligations other than those expressly set forth herein will be recognized, regardless of whether the terms herein differ from what might arguably be implied from any other contract, lease, ordinance, policy, or other documents approved by County.

29. AGREEMENT MODIFICATION. This Agreement may be terminated, extended, or amended in writing by the mutual consent of the Parties hereto. Such modification may be executed by the Director of County's Public Works Agency, or another authorized representative, on behalf of County.

30. PARTIAL INVALIDITY. If any term, covenant, condition or provision of this Agreement is found by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

31. GENDER AND NUMBER. For the purpose of this Agreement, wherever the masculine or neuter form is used, the same shall include the masculine or feminine, and the singular number shall include the plural and the plural number shall include the singular, wherever the context so requires.

32. ARTICLE HEADINGS. Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

33. NOTICES AND PAYMENTS. All notices required under this Agreement, including change of address, shall be in writing and all notices and payments shall be made as follows:

- A. All checks to Lessor shall be made payable to Brentwood Riverpark LLC. Payments and notices to Lessor shall be given or mailed to:

1900 Simi Valley LLC
8619 Reseda Boulevard, Ste 205

Northridge, CA 91325
Attn: Dr. Joseph Stan

- B. All payments and notices to County shall be given or mailed to:

County of Ventura
Public Works Agency
Central Services
Real Estate Services
800 South Victoria Avenue, L#1600
Ventura, CA 93009

- C. Lessor monthly lease payment invoices, and other invoices pre-approved by County, may be sent to County via email with the following email address: PWA.Leasenotifications@ventura.org. All invoices must include the address of the Premises.

34. APPROVAL BY BOARD OF SUPERVISORS. This Agreement was approved by the Board of Supervisors by action of _____, 2024 (Item No. _____).

35. ANTENNA. County shall have access to the roof of the Premises to install communications equipment necessary to conduct County business. County shall bear all costs associated with said communications equipment including all permits and fees. County shall be responsible for any damage to the roof caused by said communications equipment and upon the expiration or termination of the Agreement shall be responsible for removal of said communications equipment and shall restore the portion of the roof affected by such removal, as nearly as practicable to its condition as of the date of occupancy by County, normal wear and tear excepted. In its installation, maintenance, use, and removal of communications equipment, County shall at all times avoid interference with the use of the building in which the Premises are located by other occupants of the building and their officers, employees, agents, contractors and patrons.

36. GOVERNING LAW; FORUM; VENUE. This Agreement shall in all respects be interpreted, governed and enforced in accordance with the laws of the State of California applicable to contracts entered into and fully to be performed therein, without regard for its conflict of law rules. The Parties agree that this Agreement was made and entered into in Ventura County, California and that this Agreement and the Parties' obligations under this Agreement are to be performed in Ventura County. Accordingly, the Parties agree that any action, suit or other legal proceeding concerning this Agreement shall be in a forum with jurisdiction over Ventura County, California, with venue in Ventura County.

37. EARLY POSSESSION. County shall be granted early possession of the Premises upon substantial completion of the Tenant Improvements by Lessor, final inspection sign-off is issued by the city of Simi Valley, upon full execution of this Agreement and County delivering proof to Lessor that Lessor has been added as an additional insured to County's liability insurance policy.

38. OPTION TO EXTEND. Provided County is not in default under the then current Agreement, County shall have one (1) option to extend ("Option to Extend") the term of this Agreement for an additional five (5) year period ("Renewal Term") at the same terms and conditions except as to rent which shall be the then-current market rental rate however in no event shall it be less than 103% of the previous month's base rent and

shall thereafter be increased annually by 3% thereafter. County may exercise the Option to Extend by delivering written notice of such extension to Lessor no later than six (6) months prior to the expiration of the then current term.

39. LIABILITY INSURANCE. County, at its own expense, shall procure and maintain with respect to the Premises and operations conducted therein adequate general premises liability insurance against bodily injury and against property damage. Said insurance shall have a combined single limit of liability for bodily injuries and for property damage in an amount of not less than Two Million Dollars (\$2,000,000.00). Notwithstanding anything to the contrary provided in this Agreement, County shall furnish to Lessor a Certificate of Liability Insurance, which certificate shall verify that County carries liability insurance as described above. Said certificate shall verify that (i) Lessor is named as an additional insured in said insurance, (ii) said insurance covers products and completed operations coverages, (iii) such insurance shall not be cancelled nor terminated without thirty (30) days' prior written notice given to Lessor, and (iv) said insurance shall be primary insurance, notwithstanding any "other insurance" clauses to the contrary which may be contained in either County's or Lessor's insurance contracts. The insurance coverage shall contain within the contract or by endorsement a "broad form" of contractual liability coverage which covers contracts entered into by County, including leases.

40. ESTOPPEL CERTIFICATE. At any time and from time to time either party, upon request of the other party, will execute, acknowledge and deliver an instrument, stating, if the same be true, that this Agreement is a true and exact copy of the Agreement between the parties hereto, that there are no amendments hereto (or stating what amendments there may be), that the same is then in full force and effect and that, to the best of its knowledge, there are no offsets, defenses or counterclaims with respect to the payment of rent hereunder or in the performance of the other terms, covenants and conditions hereof on the part of Tenant or Lessor, as the case may be, to be performed, and that as of such date no default has been declared hereunder by either party or if so, specifying the same. Such instrument will be executed by the other party and delivered to the requesting party within fifteen (15) days of receipt of a request.

41. PATRIOT ACT and EXECUTIVE ORDER 13224. Tenant and Lessor each warrant and represent to the other that Lessor or Tenant as the case may be, is not, and shall not become, a person or entity with whom Lessor or Tenant is restricted from doing business with under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including, but not limited to, those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including, but not limited to, the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not and shall not engage in any dealings or transactions or be otherwise associated with such persons or entities.

42. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

43. Counterparts. This Agreement may be executed in several counterparts, each of which may be deemed an original, and all such counterparts together shall constitute one and the same Agreement.

44. Binding Effect. This Agreement shall be binding upon the Parties, their personal representatives, successors and assigns. Signatures to this Agreement accomplished by means of electronic signature or similar technology shall be legal and binding.

45. Covenants and Conditions; Construction of Agreement. All provisions of this Agreement to be observed or performed by Tenant are both covenants and conditions. In construing this Agreement, all headings and titles are for the convenience of the Parties only and shall not be considered a part of this Agreement. Whenever required by the context, the singular shall include the plural and vice versa. This Agreement shall not be construed as if prepared by one of the Parties, but rather according to its fair meaning as a whole, as if both Parties had prepared it.

LESSOR:

1900 Simi Valley LLC, a California limited liability company

By:
Its:

Date

COUNTY:

COUNTY OF VENTURA

By: Joan Araujo, Director
Central Services
Public Works Agency

Date

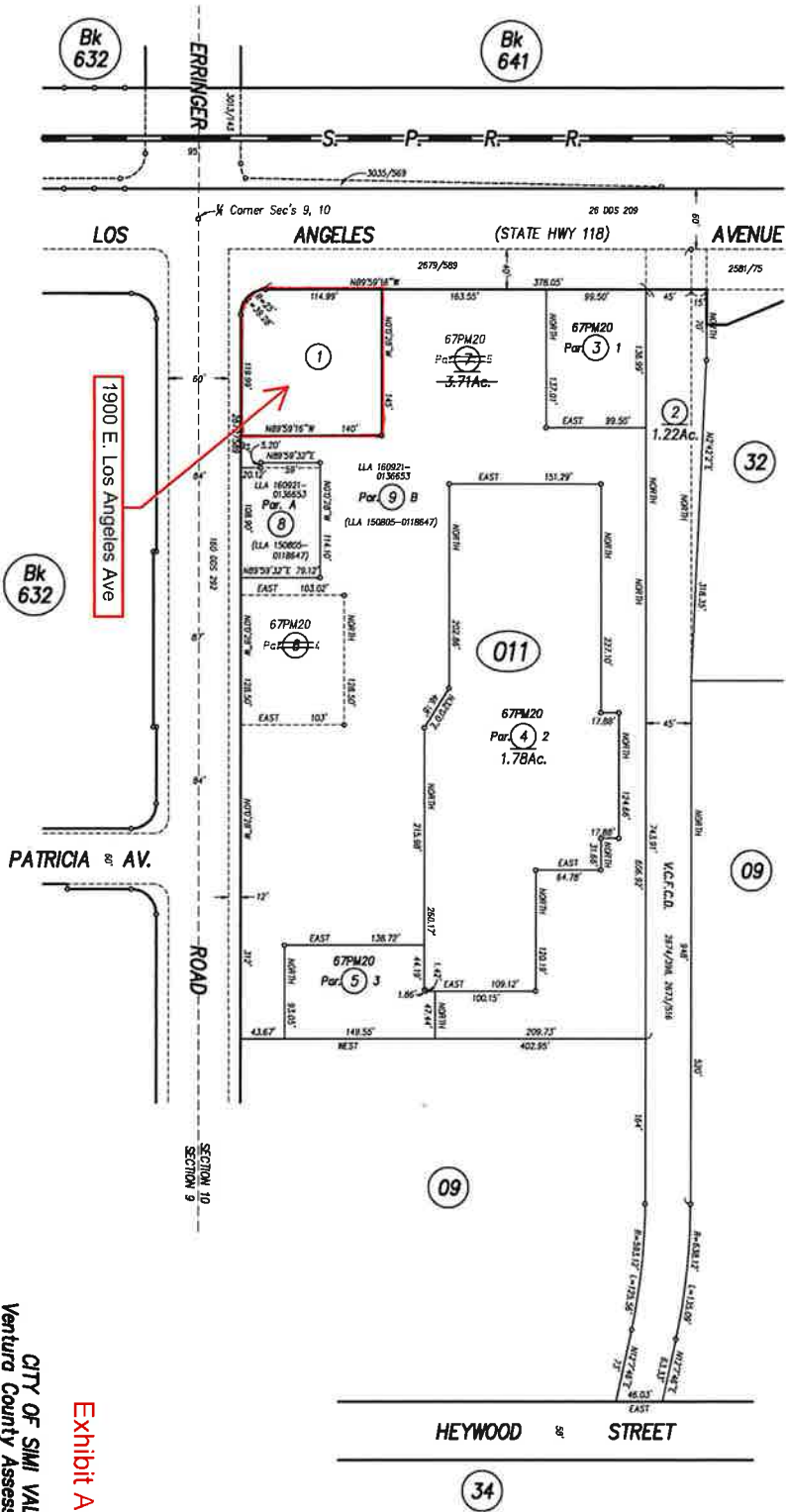
EXHIBIT “A”

[Add Premise Description]

RANCHO SIMI
PORTION S.W. 1/4 SECTION 10, T.2N, R.18W.

Tax Rate Area
09038-09120

638-01



Rancho Simi, M.R. Bk.3, Pg.7

NOTE: ASSessor PARCELS SHOWN ON THIS PLAT
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS OR
CHECK WITH COUNTY SURVEYORS OFFICE OR
ASSessor'S OFFICE TO VERIFY.

Exhibit A

CITY OF SIMI VALLEY
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipse.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Acreage Numbers Shown in Squares.

PREPARED BY: JAH/CREATED: 5-4-2017
REVISION: 1-28-2009
PLATTED/EFFECTIVE: 09-10 ROL
LINKED: PREVIOUS BK.638 Partion Pg.07
Compiled By: Ventura County Assessor's Office

Roll-Year 17-18		BK.638 , PG.01		REVISION LOG		
DATE	REFERENCE DOC.	Code	EXPLANATION	VOID A.P.N.(s)	RESIDUAL A.P.N.(s)	NEW A.P.N.(s)
5/4/2017	20160921-00136653	Split	LLA 2016-03	638-0-011-075 & 065		638-0-011-065 & 095

MAINTENANCE & REPAIR SCHEDULE

NO.	ITEM	LESSOR	COUNTY
1	Electrical system and conduits.	X	
2	Light switches and electrical outlets.	X	
3	Ballast and transformers for florescent lights.	X	
4	Light bulbs and/or florescent bulbs, including installation.	X	
5	Plumbing system: water, sewer, gas and other underground lines.	X	
6	Plumbing blockage within the premises.		X
7	Toilets, urinals, water closets, water faucets, paper towel & toilet tissue holders (not owned by supplier), mirrors and other restroom fixtures.	X	
8	Water heater.	X	
9	Drinking fountains	X	
10	Air conditioning & heating systems, including control switches & thermostats.	X	
11	Telephone & cable T.V. jacks.		X
12	Carpet, tile and/or linoleum.	X	
13	Interior doors, door and window hardware and locks.	X	
14	Drapes, window shades, blinds or other window covering.	X	
15	Ceiling.	X	
16	Interior walls & partitions.	X	
17	Broken window glass or door glass including plate glass windows.	X	
18	Exterior walls, roof, drains & down spouts.	X	
19	Exterior parking lot, repair & maintenance.	X	
20	Grounds landscaping, gardening and debris clean up.	X	
21	Burglar alarm system or systems.		X
22	Fire extinguishers.	X	
23	Refuse, rubbish & garbage disposal.	X	
24	Window washing, as needed.	X	
25	Paper supplies, dispensers & waste containers in restrooms.		X
26	Pest control: exterior or common area.	X	
27	Pest control: interior.	X	

However, it is understood and agreed that Lessor shall not be responsible for those items which require repair or maintenance due to the sole neglect or misconduct of County, its agents, employees, contractors or patrons.

EXHIBIT "B"