

AIRCRE

ADDENDUM

Date: March 8, 2019

By and Between

Lessor: CDI, LLC

Lessee: The Private Industry Council of Solano County, Inc., dba the Workforce Development Board of Solano County, Inc., a California Corporation

Property Address: 500 Chadbourne Road, Suite A, Fairfield, California 94534
(street address, city, state, zip)

Paragraphs: 50 - 60

In the event of any conflict between the provisions of this Addendum and the printed provisions of the Lease, this Addendum shall control.

50. **BASE RENT:**

<u>Month's</u>	<u>Monthly Base Rent</u>
June 1, 2019 - June 30, 2019	Rent & NNN Expenses Abated
July 1, 2019 - September 30, 2019	Rent Abated / Lessee pays NNN Expenses
October 1, 2019 - September 30, 2020	\$19,166.00
October 1, 2020 - September 30, 2021	\$19,741.00
October 1, 2021 - September 30, 2022	\$20,333.00
October 1, 2022 - September 30, 2023	\$20,943.00
October 1, 2023 - September 30, 2024	\$21,571.00

51. **TENANT IMPROVEMENTS:** The Lessor, at Lessor's sole cost and expense, shall provide a "turn-key" build-out per a mutually acceptable space plan and in full compliance with all current codes and permits. An acceptable preliminary space plan is attached as Exhibit A. A final space plan shall be attached to and made part of the Lease coupled with a detailed scope of work with Lessor's standard finishes. Lessor shall not charge Lessee any construction management fees for any of the Tenant Improvements or Alterations. Lessee and Lessor shall also mutually approve carpet and paint.

Lessor shall pay for all architectural design costs, permit fees, and space plans to complete the project.

No restoration shall be required at the end of the Lease Term or any extension thereof for any of the Tenant Improvements or Alterations that were approved by the Lessor.

If Lessee request additional improvements, a Standard Construction Management Fee of three percent (3%) of construction costs will be assessed.

52. **MOVING ALLOWANCE:** Lessor will provide up to a \$20,000 moving allowance. Lessor will engage a moving company to provide a firm quote. Lessee shall provide an inventory list of items to be moved in order to obtain a firm quote. Lessor will pay the moving company directly up to \$20,000.00.

53. **490 CHDABOURNE ROAD:** During the duration of Lessee's lease or any extension thereof, and with a minimum of five (5) business days prior notice, Lessee shall be entitled to utilize the large training room located upstairs at the Southeast corner of 490 Chadbourne Road at no charge with a limit of four (4) hours per session and up to twelve (12) sessions within any given twelve (12) month period. This shall be subject to and contingent upon 490 Chadbourne Road remaining a "shared workspace" building.

54. **LESSEE'S OBLIGATIONS:** The Lessee shall be responsible for NNN charges as defined in the Lease. The current NNN budget is \$.65 per square foot (\$11,326.00 per month). Actual expenses will be trued up after each calendar year and the rate will be adjusted annually based on the actual expenses. Lessee shall be responsible for its pro-rata share of property taxes, property insurance and common area maintenance (CAM). All expenses shall be grossed up to reflect a 100% occupied building. Lessee shall not be responsible for any Capital Improvements nor any of the Operating Expenses outlined in Exhibit "B".

55. **OPTION TO RENEW:** Lessee shall have one (1) Option to Renew its occupancy for five (5) additional and consecutive years with not less than one hundred eighty (180) days prior written notice. The rate shall be equal to the then 95% Fair Market Value (FMV) for comparable buildings in the market.

56. **EXISTING FURNITURE:** Some of the furniture located in 500 Chadbourne Road that is deemed available by Lessor is included in the rental rate above (subject to what Lessee decides to use). Lessor will also prepare up to two test fits utilizing existing furniture for Lessee's approval.

57. **SIGNAGE:** Lessor shall provide signage on the monument sign located at the Courage Drive entrance to the park. Any additional building signage will be installed by Lessee at Lessee's cost and in compliance with sign guidelines (see Exhibit "E" attached).

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58. **IT ROOM:** The IT Room within the Premises has an existing Uninterrupted Power Supply (UPS) system installed by the previous Tenant to provide back-up power to critical server and computer equipment. Use of the UPS system by the Lessee is acceptable. Lessor shall be responsible for maintaining the generator during Lessee's occupancy. That cost is included in the NNN Operating Expenses. The IT Room shall remain a common area. Lessee will allow access for Lessor and future tenant(s) located upstairs.

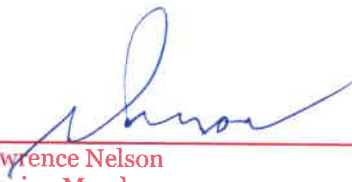
59. **CONDITIONS PRECEDENT:** This Lease is subject to and conditioned upon it being approved/ratified by the Solano County Board of Supervisors at the meeting on April 23, 2019. If not approved at the April 23, 2019 meeting, this Lease shall become null and void with no further force or effect.

60. **FUNDING/EARLY TERMINATION:** The Lessee shall have the right to Early Termination of the Lease provided that official action is taken by the U.S. Congress, the U.S. Department of Labor, the State of California Employment Development Department or the County of Solano, which has the effect of eliminating 40% or more of the 2019 base funding level allocated by the Workforce Innovation and Opportunity Act (WIOA) entitlement funds to Lessee. Lessee will document such funding losses to the Lessor and notify the Lessor in writing of the Lessee's intent to terminate the Lease at least three (3) months prior to the Lessee's desired termination date.

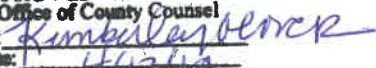
THIS LEASE IS TO BE EXECUTED IN COUNTERPART WITH EXECUTION ORIGINALS TO FOLLOW.

LESSOR:
CDI, LLC

LESSEE:
The Private Industry Council of Solano
County, Inc., dba the Workforce
Development Board of Solano County, Inc.,
a California Corporation

By: 
Name: Lawrence Nelson
Title: Managing Member
Date: 4.16.19

By: _____
Name: Heather Henry
Its: Executive Director
Date:

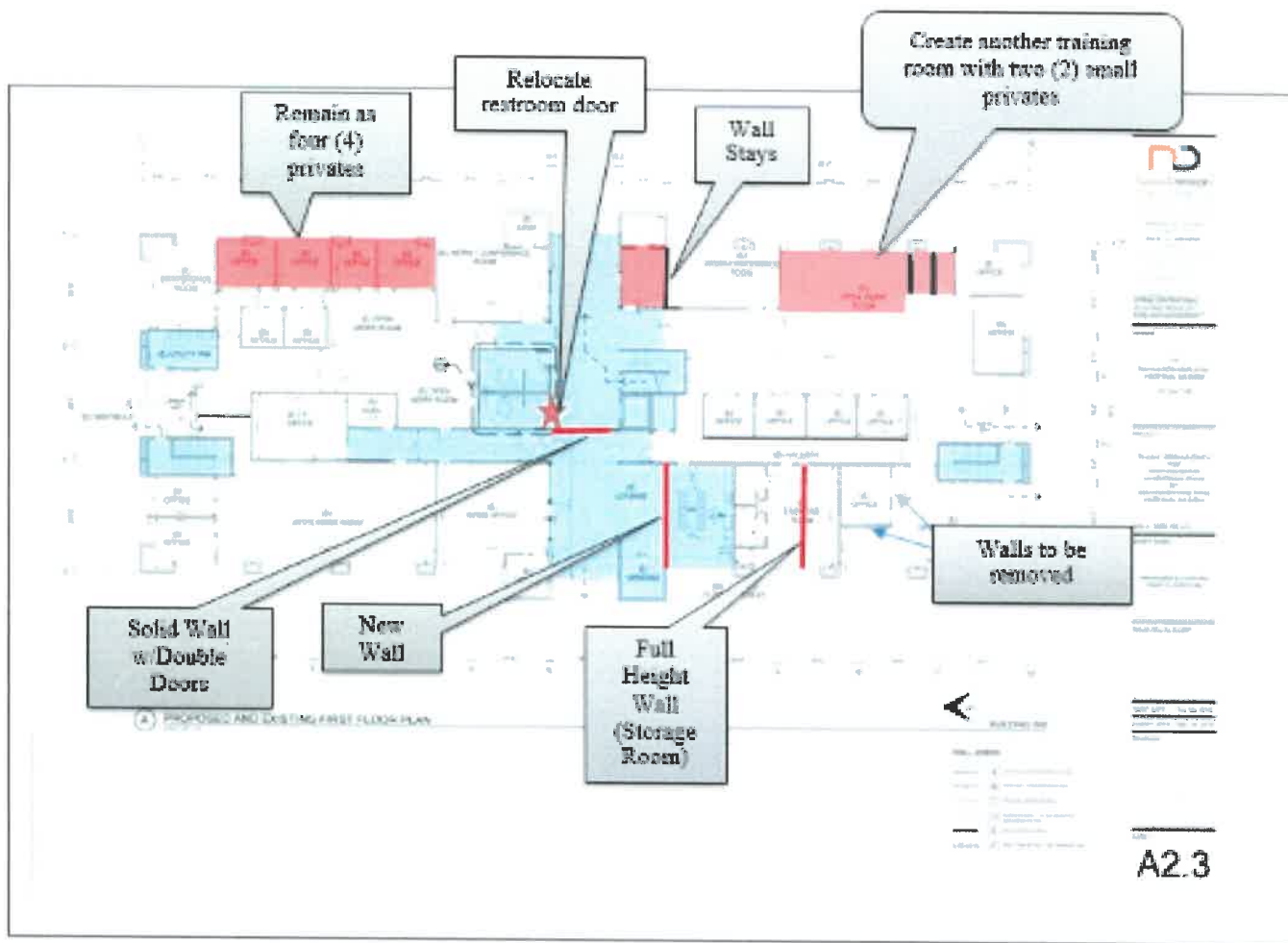
APPROVED AS TO FORM
Office of County Counsel
By: 
Date: 4/17/19

AIR CRE. 500 North Brand Blvd, Suite 900, Glendale, CA 91203, Tel 213-687-8777, Email contracts@aircre.com
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EXHIBIT A
TENANT IMPROVEMENTS



WJN

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EXHIBIT B

EXCLUSIONS TO OPERATING EXPENSES

Operating Expenses shall not include the following:

1. Depreciation on the building or equipment or systems therein.
2. Debt. service.
3. Rental under any ground or underlying lease.
4. Interest.
5. Legal, accounting or other professional fees and expenses incurred in connection with lease enforcement, lease negotiations with prospective building tenants or the defense of Lessor's title to or interest in the building or any part thereof.
6. The cost of any repairs, improvements, alterations or equipment, which would be properly classified as capital expenditures according to generally acceptable accounting principles consistently applied.
7. The cost (including permits, licenses and inspection fees) of decorating, improving for tenant occupancy, renovating, painting or redecorating portions of the building to be demised to tenants.
8. Wages, salaries or other compensation paid to any executive employees of Lessor or of Lessor's agents above the function of building manager. Wages, salaries or other compensation of the building manager shall only be included in operating expenses to the extent the building manager is providing services to the building of which the Premises are a part.
9. Advertising and promotional expenditures.
10. Real estate brokers or other leasing commissions.
11. Penalties or other costs incurred due to a violation by Lessor, as determined by written admission, stipulation, final judgment or arbitration award, or any of the terms and conditions of the Lease or any other lease relating to the building except to the extent such costs reflect cost that would have been incurred by Lessor absent such violation.
12. Repairs and other work occasioned by fire, windstorm or other casualty, to the extent Lessor is reimbursed by insurance proceeds and other work paid from insurance or condemnation proceeds.
13. Costs, penalties or fines arising from Lessor's violation of any applicable governmental rule or authority except to the extent that such cost reflects costs that would have been incurred by Lessor absent such violation.
14. Payments to subsidiaries or affiliates of Lessor for management or other services on or to the building or for supplies or other materials to the extent that the cost of services, supplies or materials materially exceed the amounts normally payable to unaffiliated third parties for similar goods and services under similar circumstances (taking into account the market factors in effect on the date any relevant contracts were negotiated) in comparable buildings in Solano County.
15. All direct or indirect costs of refinancing, selling or exchanging the building, including broker commissions, attorney's fees and closing costs.
16. Lessor's general corporate office overhead and administrative expenses (which shall not be deemed to include a management fee).
17. Any expense for which Lessor is actually directly reimbursed by a tenant or other party.
18. Services made especially available to specific tenants in the building and not provided to others.

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EXHIBIT C
DUAL AGENCY AGREEMENT

Owner: CDI, LLC
Owner's Agent: Jon Quick, Colliers International
Lessee: The Private Industry Council of Solano County, Inc., dba
the Workforce Development Board of Solano County, Inc., a California Corporation
Lessee's Agent: Jon Quick, Colliers International
Property: 500 Chadbourne Road, Suite A, Fairfield, California 94534

As agreed by the parties to the lease transaction, Colliers International and the Agent(s) identified above (Colliers and the identified agent(s) are referred to collectively as "Agent") are serving in a dual agency capacity, representing both the Owner and the Lessee for the lease of the Property. The undersigned parties acknowledge that they were informed of the possibility of this type of representation and that they are authorized to execute this Dual Agency Agreement on behalf of the above named Owner and Lessee.

The Owner and Lessee consent to and authorize Colliers International to engage in this dual agency, with the understanding that Agent will handle these responsibilities in the manner described in this agreement:

In the negotiation of a lease, Agent shall not disclose the best terms upon which Lessee is willing to lease the Property, unless authorized to do so by the Lessee. Similarly, Agent shall not disclose the best terms upon which the Owner is willing to lease the Property, unless authorized to do so by the Owner.

It is acknowledged and agreed that Agent's disclosure responsibilities to Lessee will be met by Agent's disclosure to Lessee of all material facts provided by Owner or known by Agent and that Agent has not undertaken to investigate the Property or to verify the accuracy of the information provided by Owner. Both Owner and Lessee acknowledge that Expert Matters are to be addressed by the parties and not by Agent.

Each of the undersigned parties acknowledges the above understanding and consent to Agent's service as a dual agent on behalf of both Owner and Lessee.

OWNER:
CDI, LLC

By: 
Lawrence Nelson, Managing Manager

Date: 4.16.19

LESSEE:
The Private Industry Council of Solano County, Inc., dba the Workforce Development Board of Solano County, Inc., a California Corporation

By: _____
Heather Henry, Executive Director

Date: _____

APPROVED AS TO FORM
Office of County Counsel
By: 
Date: 4/17/19



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EXHIBIT D

DISCLOSURES, EXPERT MATTERS AND RESPONSIBILITIES OF PARTIES

The following is intended to describe the responsibilities undertaken by Colliers and by Client with regard to disclosure issues and expert matters as described below:

EXPERT MATTERS: There are a number of potentially significant matters related to commercial properties, which may be material to a particular transaction, the evaluation of which would require specialized expertise which is beyond the expertise and/or responsibility of the Broker ("Expert Matters"). Broker recommends that parties to a potential lease or sale transaction obtain the advice of qualified professionals and experts prior to the consummation of any transaction. Parties to a sale or lease transaction should not and will not rely on Broker with regard to Expert Matters, but instead will rely entirely on their own investigation and those of qualified professionals and experts.

Expert Matters may include, but are not limited to, the following: the use, generation, storage or presence of hazardous or toxic substances and underground storage tanks; natural hazards, such as fire, flood, or earthquake; building safety and structural integrity of roof, walls, and foundations or any improvements located on the Property; operation or condition of mechanical, plumbing, utility or life safety systems; "clean rooms" (including, but not limited to, classification, operation and/or condition); mold, fungus, water damage, or effects of moisture; compliance with Americans with Disabilities Act (ADA); compliance with building, zoning and fire codes; tax, accounting, or legal effects or consequences of the proposed transaction; survey, linear or area measurements of the Property; availability and/or adequacy of utilities and utility connections and panels, adequacy, availability and condition of sewer lines and/or connections, public transportation, or other infrastructure; zoning and permitted land uses; insurance policies and premiums; architectural design or engineering; geotechnical/soil condition; termites or other pests or rodents; statements of income and expense or other financial statements; the financial soundness of a prospective tenant or subtenant; condition of title; or existing taxes, assessments or liens.

Broker has no responsibility to, has not made and will not make an independent investigation or determination with respect to any Expert Matters. Any information communicated by Broker regarding any of the Expert Matters arises from third party sources and has not been and will not be independently verified by Broker.

DISCLOSURES: Owners of real estate must comply with California law for the disclosure of any and all known material facts concerning their property to prospective tenants or buyers as well as any other items required by California law. To meet this requirement, Broker recommends that Owners of real estate obtain legal advice from a qualified legal professional. Broker shall have no responsibility for property disclosures beyond the delivery and/or disclosure of information provided by the Owner or known to the Broker. Parties to a sale or lease transaction should not and will not rely on Broker with regard to matters of disclosure required by Owners, but instead will rely entirely on their own investigation and that of qualified professionals and experts.

Matters requiring disclosure may include, but are not limited to, the following: Natural Hazard Disclosures (including whether or not the property is located in a flood hazard area, fire hazard severity zone, forest fire risk area, earthquake fault zone, or a seismic hazard zone), toxic mold disclosures, known material defects, presence or proximity to hazardous materials, compliance with the Americans with Disabilities Act (ADA), compliance with zoning laws, whether or not the property is located in a special tax zone (such as a Mello-Roos Community Facilities District) or a special assessment district, as well as historic energy use and the existence and results of Certified Access Specialist (CASp) inspections.

Received & Acknowledged:

LESSOR: CDI, LLC

By: [Signature]
Lawrence Nelson, Managing Member

Date: 4.16.19

LESSEE: The Private Industry Council of Solano County, Inc., dba the Workforce Development Board of Solano County, Inc., a California Corporation

By: _____
Heather Henry, Executive Director

Date: _____

BROKER(S):

Colliers Parrish International, Inc. – Jon Quick
California Bureau of Real Estate License No. 00853110

Date: _____

Client and Broker(s) agree that the foregoing shall be an Addendum that is expressly made a part of and incorporated into that certain written agreement between the parties entitled Standard Multi-Tenant Office Lease-Net dated the 8th day of March, 2019, and that the specific provisions set forth herein shall control over and supersede any inconsistent provisions contained therein or in any other form of agreement which is contemporaneously entered into by these parties relating to the Property.

[Signature]

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APPROVED AS TO FORM
Office of County Counsel
By: [Signature]
Date: 4/17/19

EXHIBIT E
SIGN PROGRAM
[ATTACHED]



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ADD-1.02, Revised 01-01-2019

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BUSCH CAMPUS PARK

**350-540 Chadbourne Road
Fairfield, CA 94534**

Master Sign Program



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AINOR SIGNS INC
 CLL 913842

5443 Stationers Way, Sacramento, CA 95842
 916 348 4370 fax: 916 348 4375

www.ainorsigns.com

EST#: 00000 JOB#: 00900

PROJECT: Busch Campus Park MSP

ADDRESS: 350-540 Chadbourne Road

CITY, ST.: Fairfield, CA 94533

ACCT. REP: S. West

DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00

C: 00.00.00 D: 00.00.00 E: 00.00.00

F: 00.00.00 G: 00.00.00 H: 00.00.00

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Note: The colors depicted in this design are a graphic representation. Actual colors may vary due to monitors / printers. See color specifications

Purpose

It is the purpose of Busch Campus Park Sign criteria to maximize the signage identification of each tenant within the park in a way that compliments the overall image of Busch Campus Park and the City of Fairfield. While the sign criteria is tailored to suit the needs of the tenant it is also sensitive to the surrounding community being cautious to not allow lighting and signage to disturb residential neighbors and to increase the value and integrity of the community as a whole.

Sign Review Process

It is the responsibility of the tenant or tenant's sign contractor to submit to Busch Campus Park management for landlord signage approval prior to applying for permits with the City of Davis. Upon receipt of signage artwork Busch Campus Park management will review and be sure that all signage being proposed matches the approved signage criteria before issuing an approval to the tenant. Once approval has been given by Busch Campus Park management, it is the tenant's responsibility to make sure that permits are in place prior to signs being installed. The tenant should provide Busch Campus Park management with a copy of the permit obtained from the city prior to beginning signage installation.

Submittal Requirements

Please include the following in your package to Busch Campus Park management for landlord approval:

- 1) Elevation drawings showing each side of the tenant store or space.
- 2) Elevations should include a photo simulation of what the new signage will look like and should be to scale.
- 3) Site plan showing an overhead/birds-eye view of the tenant's space in relationship to the overall park.
- 4) Site plan should show placement of signage and elevation dimensions.
- 5) Signage details showing materials, colors, fabrication and installation information related to the signage being proposed.
- 6) Side view/section through of letter or sign panel showing the dimensional projection of the letter with materials, colors, method of illumination and method of installation attachment included.

Sign Styles, Lighting, Colors

It is the intent of Busch Campus Park sign criteria to allow Non Illuminated Signs with external illumination & illuminated Reverse Pan Channel Letters and face lit channel letters. The use of logos and distinctive fonts are encouraged for all Tenants in addition to using nationally recognized signage that has been trademarked.

Lighting is limited to the use of the following:

- 1) LED (Light Emitting Diodes)

The following are guidelines for selecting colors for Tenant signage:

- 1) Signs may incorporate regionally and nationally recognized colors
- 2) Sign colors should have a contrast against the building background color
- 3) Sign colors should provide variety, excitement and sophistication.

Temporary Signage

Tenants are allowed to display temporary signage for not more than 30 days and must obtain permits from City of Fairfield when applicable.

Prohibited Signage

The following signs are prohibited from being used in Busch Campus Park:

- 1) Immoral or Unlawful Advertising
- 2) Animated, Audible or moving signs
- 3) Common area signs that are not approved by this sign criteria
- 4) Vehicle signs parked and taking up parking spaces for the sole purpose of advertising
- 5) Roof signs
- 6) Sign cabinets with plastic faces
- 7) Sandwich boards/A-frames, unless approved by landlord
- 8) Window signs unless approved by landlord
- 9) Plastic laminates or wall coverings, unless approved by landlord
- 10) Inflatable displays, flags, pennants or wall signs
- 11) Sidewalk displays outside tenant space unless approved by landlord
- 12) Exposed junction boxes, transformers, lamps, tubing conduit or raceways
- 13) Political signs
- 14) Open neon signs on buildings or on interior windows unless approved by landlord

Manufacturing Standards

The tenant's sign contractor is responsible for providing the following:

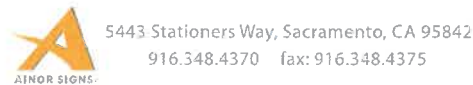
- 1) All signs should be fabricated using quality materials that are durable and weather resistant.
- 2) Metals used in sign manufacturing should be separated with gaskets and stainless steel fasteners from dissimilar metal being used on the building and/or storefront.
- 3) Threaded rods or anchor bolts should be used for letters that are being mounted in a way that holds them off of their background.
- 4) Colors and materials should match those submitted for approval in artwork for approval and city permits.
- 5) There should be no trace of visible welds and seams in any part of the sign.
- 6) No fasteners, rivets, screws or attachment devices should be visible to the general consumer public on wall signs.
- 7) Metal surfaces should be free from canning and warping

Installation of Signs

The tenant's sign contractor is responsible for providing the following:

- 1) Certificate of Insurance naming the Landlord as an additional insured for liability coverage in the amount of One Million Dollars (\$1,000,000) prior to beginning manufacturing signage.
- 2) Obtaining all required permits from City of Fairfield and delivering copies of the permits to Landlord prior to installing signage.
- 3) Warrant the sign from defects in materials and workmanship for a minimum of 1 year.

Ainor Signs is the approved sign manufacturer & installer:



ESTB: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP

ADDRESS: 350-540 Chadbourne Road

CITY ST: Fairfield CA 94533

ACCT REP: S West

DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00

C: 00.00.00 D: 00.00.00 E: 00.00.00

F: 00.00.00 G: 00.00.00 H: 00.00.00

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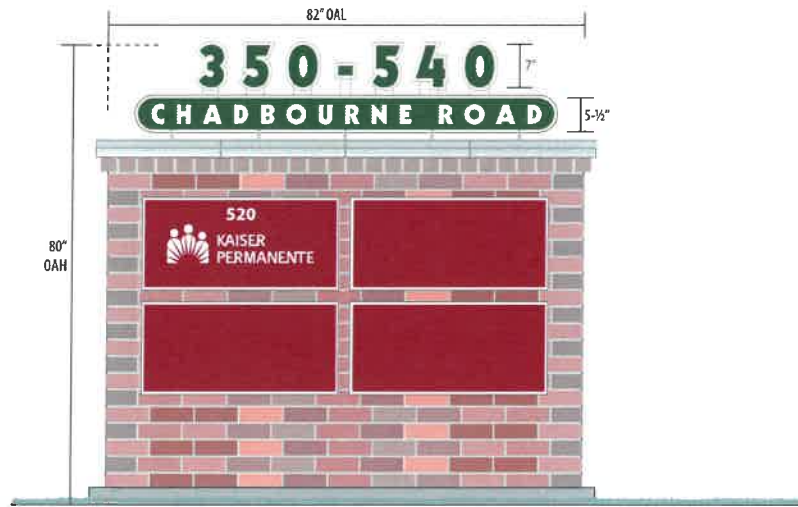


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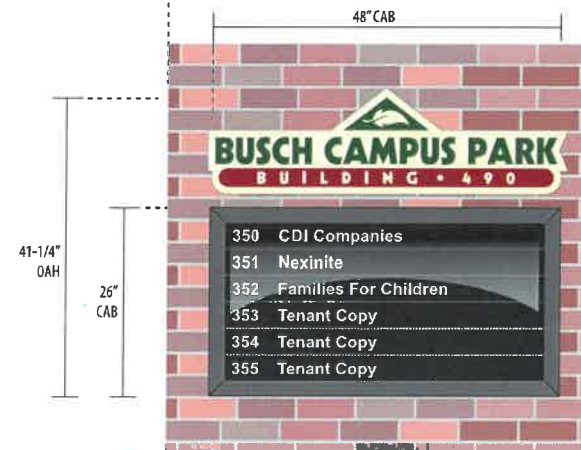
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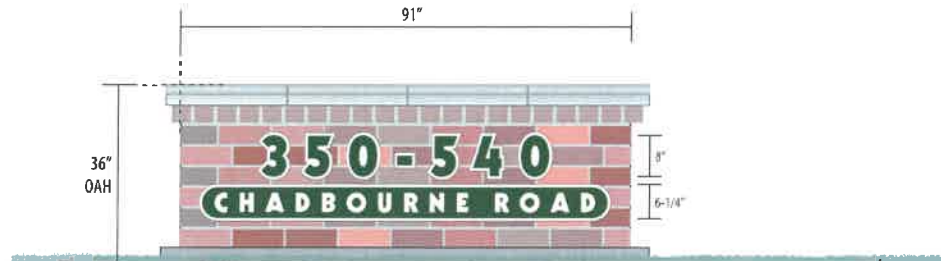
Busch Campus Park Monument, Wayfinding and Wall Directory



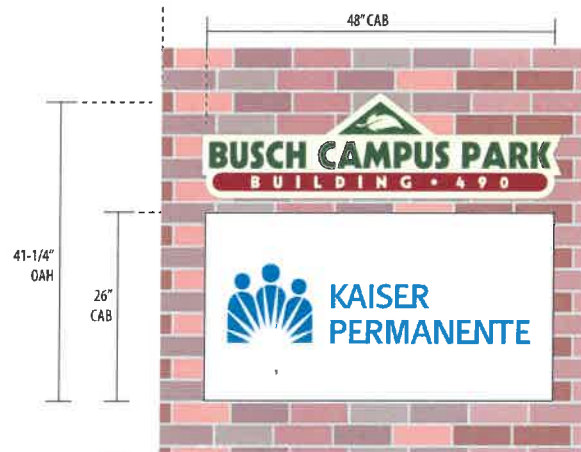
A MULTI TENANT MONUMENT



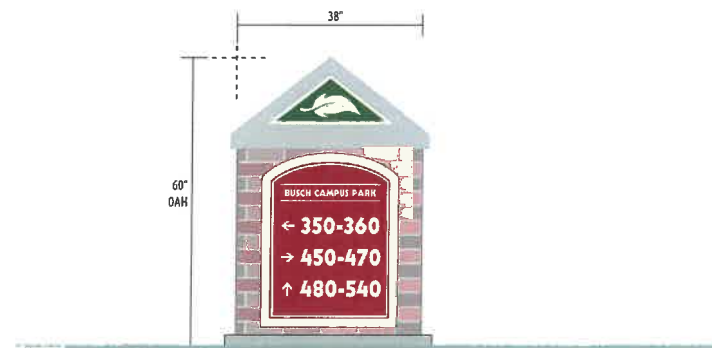
D MULTI TENANT WALL DIRECTORY



B ADDRESS MONUMENT



D.1 SINGLE TENANT WALL DIRECTORY



C WAYFINDING MONUMENT



AINOR SIGNS
CL# 913842

5443 Stationers Way, Sacramento, CA 95847
916.348.4370 fax: 916.348.4375

www.ainorsigns.com

EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP

ADDRESS: 350-540 Chadbourne Road

CITY/ST: Fairfield, CA 94533

ACCT. REP: S. West

DESIGNER: KMS

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NOTE: EVERY SIGN SUBJECT TO LANDLORD AND CITY APPROVAL



AINOR SIGNS INC
CL# 913842

5443 Stationers Way, Sacramento, CA 95842
916.348.4370 Fax: 916.348.4375

www.ainorsigns.com

EST#: 00000 JOB#: 00000

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ADDRESS: 350-540 Chadbourne Road

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ACCT. REP: S. West

DESIGNER: KMS

DATE: 02.27.18

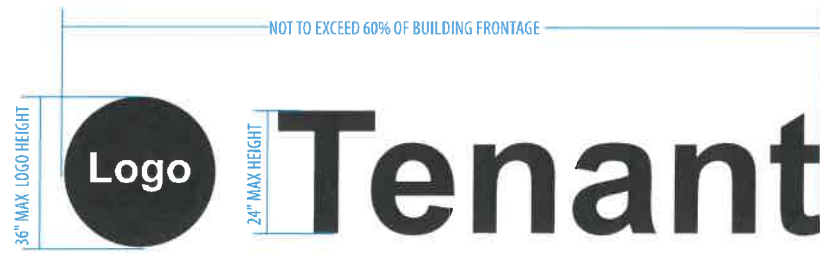
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C: 00.00.00 D: 00.00.00 E: 00.00.00

F: 00.00.00 G: 00.00.00 H: 00.00.00



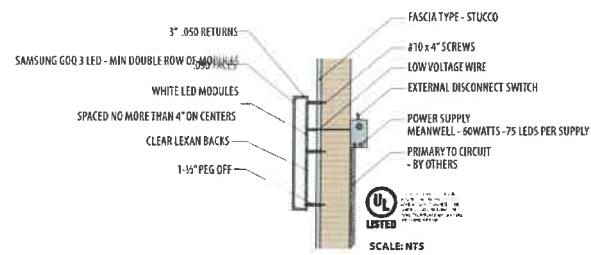
SINGLE TENANT BUILDING LETTERS/LOGO SCALE: NTS



MULTI TENANT BUILDING LETTERS/LOGO SCALE: NTS

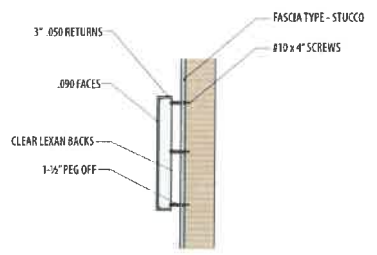
SINGLE TENANT BUILDING ALLOWABLE SIGN AREA: ONE (1) SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF ELIGIBLE BUILDING FRONTAGE. LENGTH OF SIGN NOT TO EXCEED 60% OF TENANT SPACE WIDTH, BUT SHALL NOT BE REQUIRED TO BE LESS THAN 10'

MULTI TENANT BUILDING ALLOWABLE SIGN AREA: 1.25 SQUARE FEET OF SIGN AREA PER LINEAR FOOT OF ELIGIBLE BUILDING FRONTAGE, BUT NOT LESS THAN 20 SQUARE FEET PER TENANT. LENGTH OF SIGN NOT TO EXCEED 60% OF TENANT SPACE WIDTH, BUT SHALL NOT BE REQUIRED TO BE LESS THAN 10'



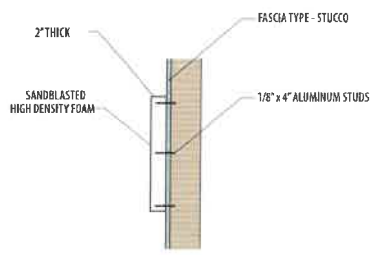
Typical Halo Illuminated Reverse Pan Channel Letters / Logo

NOTE: Exposed Raceways are prohibited



Typical Non Illuminated Reverse Pan Channel Letters / Logo

NOTE: Exposed Raceways are prohibited



Typical High Density Foam Letters / Logo / Non Illuminated

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Busch Campus Park Tenant Building Signage
BUILDING 350

NOTE: EVERY SIGN SUBJECT TO LANDLORD AND CITY APPROVAL



AINOR SIGNS
 CL # 913842
 5443 Stationers Way, Sacramento, CA 95842
 916 348-4370 Fax: 916 348-4375
www.ainorsigns.com

EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP
 ADDRESS: 350-540 Chadbourne Road
 CITY, ST: Fairfield, CA 94533

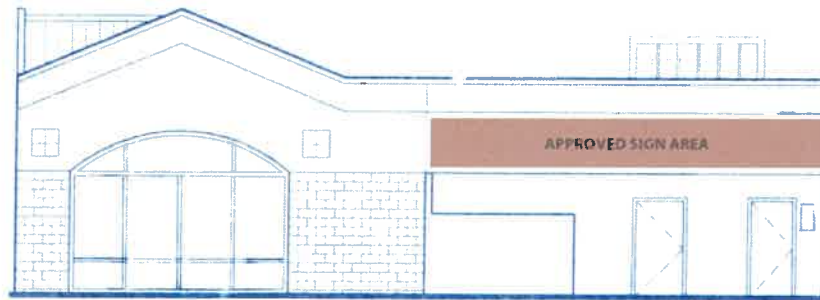
ACCT. REP: S. West
 DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00
 C: 00.00.00 D: 00.00.00 E: 00.00.00
 F: 00.00.00 G: 00.00.00 H: 00.00.00



BUILDING 350 NORTH ELEVATION



BUILDING 350 SOUTH ELEVATION



BUILDING 350 WEST ELEVATION



SITE PLAN

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**Busch Campus Park Tenant Building Signage
BUILDING 360**

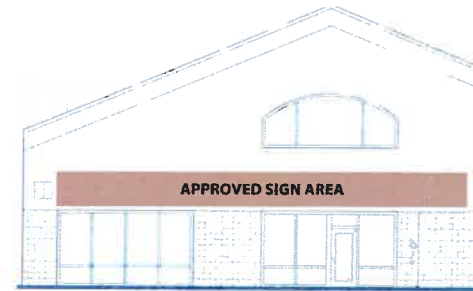
**NOTE: EVERY SIGN SUBJECT TO LANDLORD
AND CITY APPROVAL**



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BUILDING 360 EAST ELEVATION



BUILDING 360 WEST ELEVATION



BUILDING 360 NORTH ELEVATION



SITE PLAN

EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP

ADDRESS: 350-540 Chadbourne Road

CITY, ST: Fairfield, CA 94533

ACCT. REP.: S. West

DESIGNER: KMS

DATE: 02.27.18

REVISIONS:	A: 00.00.00	B: 00.00.00
	C: 00.00.00	D: 00.00.00
	E: 00.00.00	F: 00.00.00
	G: 00.00.00	H: 00.00.00

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Busch Campus Park Tenant Building Signage
BUILDING 370



370 WEST ELEVATION



370 NORTH ELEVATION



370 SOUTH ELEVATION



AINOR SIGNS
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EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP

ADDRESS: 350-540 Chadbourne Road

CITY ST: Fairfield CA 94533

ACCT. REP: S. West

DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00

C: 00.00.00 D: 00.00.00 E: 00.00.00

F: 00.00.00 G: 00.00.00 H: 00.00.00

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Busch Campus Park Tenant Building Signage
BUILDING 380



380 SOUTH ELEVATION



380 WEST ELEVATION



380 EAST ELEVATION



AINOR SIGNS, Inc.
 CLP 973642

5443 Stationers Way, Sacramento, CA 95842
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EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP

ADDRESS: 350-540 Chadbourne Road

CITY, ST: Fairfield, CA 94533

ACCT. REP: S. West

DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00

C: 00.00.00 D: 00.00.00 E: 00.00.00

F: 00.00.00 G: 00.00.00 H: 00.00.00

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**Busch Campus Park Tenant Building Signage
BUILDINGS 450 & 470**

**NOTE: EVERY SIGN SUBJECT TO LANDLORD
AND CITY APPROVAL**



AINOR SIGNS
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EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP
ADDRESS: 250-540 Chabourne Road
CITY, ST: Fairfield, CA 94533

ACCT. REP: S. West
DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00
C: 00.00.00 D: 00.00.00 E: 00.00.00
F: 00.00.00 G: 00.00.00 H: 00.00.00



BUILDING 470 NORTH ELEVATION SOUTH ELEVATION SIMILAR

BUILDING 450 WEST ELEVATION EAST ELEVATION SIMILAR



470 WEST ELEVATION EAST ELEVATION SIMILAR

450 NORTH ELEVATION SOUTH ELEVATION SIMILAR



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Busch Campus Park Tenant Building Signage
BUILDING 480

NOTE: EVERY SIGN SUBJECT TO LANDLORD AND CITY APPROVAL



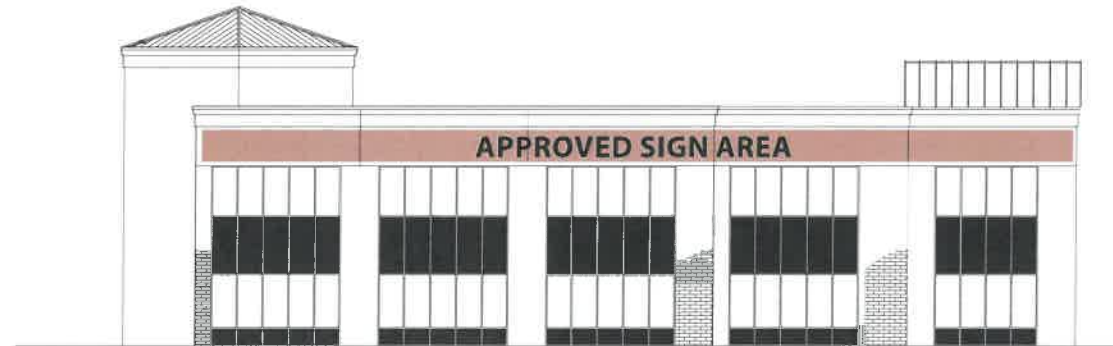
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



TOWER ELEVATION



AINOR SIGNS
 CL# 913842

5443 Stationers Way, Sacramento, CA 95847
 916.348.4370 Fax: 916.348.4371

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EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP

ADDRESS: 350-540 Chadbourne Road

CITY, ST: Fairfield, CA 94533

ACCT. REP: S, West

DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00

C: 00.00.00 D: 00.00.00 E: 00.00.00

F: 00.00.00 G: 00.00.00 H: 00.00.00

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Busch Campus Park Tenant Building Signage
BUILDING 490

NOTE: EVERY SIGN SUBJECT TO LANDLORD AND CITY APPROVAL



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EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP
 ADDRESS: 350-540 Chadbourne Road
 CITY, ST.: Fairfield, CA 94533

ACCT. REP: S. West
 DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00
 C: 00.00.00 D: 00.00.00 E: 00.00.00
 F: 00.00.00 G: 00.00.00 H: 00.00.00



BUILDING 490 NORTH ELEVATION SOUTH ELEVATION SIMILAR



BUILDING 490 WEST ELEVATION EAST ELEVATION SIMILAR



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**Busch Campus Park Tenant Building Signage
BUILDING 500**

**NOTE: EVERY SIGN SUBJECT TO LANDLORD
AND CITY APPROVAL**



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EST#: 00000 JOB#: 00000

PROJECT: Busch Campus Park MSP
ADDRESS: 350-540 Chadbourne Road
CITY, ST: Fairfield, CA 94533

ACCT. REP: S. West
DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00
C: 00.00.00 D: 00.00.00 E: 00.00.00
F: 00.00.00 G: 00.00.00 H: 00.00.00



500 WEST ELEVATION EAST ELEVATION SIMILAR



500 SOUTH ELEVATION NORTH ELEVATION SIMILAR



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Busch Campus Park Tenant Building Signage
BUILDING 520

**NOTE: EVERY SIGN SUBJECT TO LANDLORD
 AND CITY APPROVAL**



AINOR SIGNS Inc.
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EST#: 60000 JOB#: 00000

PROJECT: Busch Campus Park MSP

ADDRESS: 350-540 Chaboume Road

CITY, ST: Fairfield, CA 94533

ACCT REP: S. West

DESIGNER: KMS

DATE: 02.27.18

REVISIONS: A: 00.00.00 B: 00.00.00

C: 00.00.00 D: 00.00.00 E: 00.00.00

F: 00.00.00 G: 00.00.00 H: 00.00.00



520 WEST ELEVATION

EAST ELEVATION SIMILAR



520 SOUTH ELEVATION

NORTH ELEVATION SIMILAR



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EXHIBIT F
NNN OPERATING EXPENSES

Budget				
500 Chadbourne Road				
January - December, 2019				
500 Chadbourne				
Allocations	2019	First Floor	Second Floor	Monthly Cost/SF
Square Feet	34,648	17,424	17,424	
Percentage	100.00%	50.00%	50.00%	
Operating Expenses:				
Association Dues (landscaping, parking lot, trees)	40,526	20,263	20,263	0.10
General Building Maintenance	8,500	4,250	4,250	0.02
HVAC Maintenance/Repairs	15,000	7,500	7,500	0.04
Roof Maintenance	1,500	750	750	0.00
Fire Sprinkler Maintenance	660	330	330	0.00
Window Washing (Exterior)	2,125	1,063	1,063	0.01
Elevator Maintenance	5,000	2,500	2,500	0.01
Security (Fire Alarm)	3,500	1,750	1,750	0.01
Insurance	11,000	5,500	5,500	0.03
Property Taxes	71,864	35,932	35,932	0.17
Property Management Fees (based on W/P's occupancy)	40,000	20,000	20,000	0.10
PG&E (HVAC, Common Area, Plugs & Lights)*	46,000	23,000	23,000	0.11
Water	3,000	1,500	1,500	0.01
Janitorial (common area only)	10,000	5,000	5,000	0.02
Supplies (common area only)	2,000	1,000	1,000	0.00
Telephone/Fiber (Elevator line, Common Fiber)**	11,500	5,750	5,750	0.03
Expense	\$ 271,754	\$ 135,876	\$ 135,876	\$ 0.65
Monthly CAM Cost:		\$ 11,323	\$ 11,323	
		\$ 0.65	\$ 0.65	
<p>Notes: Tenants are responsible for janitorial and supplies provided to their space; Actual costs will be traced up at year end and CAM amount will be adjusted, up or down, based on the actual costs each year.</p> <p>* PG&E is estimated based on full occupancy; If plugs and lights for tenant spaces can be separated they will transfer to tenants and CAM will be adjusted</p> <p>** Fiber speed is currently at 100Mbps; Increased usage and costs allocated to Tenants based on usage</p>				

WJ

INITIALS

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ADD-1.02, Revised 01-01-2019

INITIALS

Last Edited: 4/16/2019 1:19 PM

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