

OFFICE LEASE

1. DATE; PARTIES. This Office Lease is dated as of August 10, 2021 and is entered into by and between the CITY OF TEMECULA, a municipal corporation (“City”), as landlord, and RICHARDS, WATSON & GERSHON, A Professional Corporation (“Tenant”), as tenant.

2. PREMISES; LANDLORD IMPROVEMENTS; CONFERENCE ROOM, PARKING, RECEPTIONIST AND COMMON AREAS. City hereby leases to Tenant, and Tenant hereby leases from City, the premises (“Premises”) outlined on Exhibit “A” attached hereto located in the Temecula City Hall located at 41000 Main Street, Temecula, California (the “Building”), together with all furnishings currently located in the Premises, and the improvements to be installed/constructed by City that are described on Exhibit “B” (“Landlord Improvements”) at City’s cost, except for the payment by Tenant, as additional rent, for a portion of such costs that is described in Section 4A below. City is the fee owner of the premises.

The subject leased premises have been inspected by the City’s Building Official, who is a Certified Access Specialist (“CASp”). The cost of making any repairs necessary to correct violations of construction-related accessibility legal standards within the Premises, or in Common Areas that provide access to the Premises, shall be borne by Landlord. It is the intent of the parties that any such corrections be part of the Landlord Improvements.

City shall design and construct/install the Landlord Improvements as soon as reasonably possible, and in compliance with all applicable laws, including handicapped accessibility laws as described above.

Upon fourteen (14) days’ prior written notice to City, Tenant shall have the right to use a conference room in the Building with a maximum capacity of 20 persons as determined by City. Tenant may use The Conference Center subject to the City’s rules and priorities and upon payment of all applicable fees and charges.

Tenant shall have the right to use the parking spaces available to the public in the parking facility adjacent to the Building.

City shall provide a receptionist for the Building who will also serve as a receptionist for Tenant (“Receptionist”). The Receptionist shall be an employee of City and, as such, be subject to the employment requirements of City when acting on behalf of the Tenant, including, without limitation, City’s normal offices hours (Monday – Friday 8:00 a.m. to 5:00 p.m.) and holiday schedule from year to year. The duties and responsibilities of the Receptionist shall be those described and directed by City.

Tenant shall also have the non-exclusive right to use Common Areas (as hereinafter defined) for ingress and egress to and from the Premises. As used herein, the term “Common Areas” shall mean all areas within the exterior boundaries of the parcel of land on which the Building is located that is now or later made available for the general, nonexclusive use of City, other persons entitled to occupy the Building, and the public, and the term “Project” shall mean the Building together with the parcel of land on which the Building is located. Tenant understands and acknowledges that, although included within the definition of “Common Area” herein, the parking structure and related facilities for the Project may, at City’s sole and absolute option and in

accordance with applicable laws and governmental requirements, be available and open to the general public for parking. City shall have the right to (a) utilize from time to time any portion of the Common Area for promotional, entertainment and related matters; (b) place permanent or temporary kiosks, displays, carts and stands in the Common Area and to lease same to tenants; (c) restrain the use of the Common Area by unauthorized persons; (d) temporarily close any portion of the Common Area for repairs, improvements or alterations, to discourage non-customer use, to prevent dedication or an easement by prescription or for any other reason deemed sufficient in City's judgment; and (e) renovate, upgrade or change the shape and size of the Common Area or add, eliminate or change the location of improvements to the Common Area including, without limitation, buildings, parking areas, roadways and curb cuts, and to construct buildings on the Common Area.

City makes no warranties or representations, express or implied, regarding the current condition of the Premises or Building and, except as expressly provided herein, Tenant shall take possession of the Premises in "as is" condition. However, City shall defend, indemnify and hold Tenant harmless from any and all claims, losses, liabilities, damages, costs and expenses arising from or relating to the Landlord Improvements or construction thereof, including failure thereof to comply with any applicable laws.

3. **TERM; AUTOMATIC TERMINATION OF EXISTING LEASE.** The term of this Lease shall be one (1) year, commencing ten (10) days after City completes the Landlord Improvements and notifies Tenant in writing that the Landlord Improvements have been completed (the "Commencement Date"); provided, however, that the initial one (1) year term shall automatically extend, on an annual basis, for one (1) year and such annual extensions shall continue in perpetuity, unless Landlord or Tenant give thirty (30) days prior written notice to the other (at any time during any one year extension period) that it elects to terminate this Lease and this Lease shall terminate at the end of said 30-day period. The initial term, as so extended, is hereinafter referred to as the "Term".

If City fails to complete the Landlord Improvements by September 30, 2021, then Tenant may terminate this Lease by written notice to City.

That certain Office Lease dated February 22, 2011 between City, as landlord, and Tenant, as tenant (the "Existing Lease"), shall be deemed terminated as of the Commencement Date of this Lease, except for obligations arising thereunder prior to such termination, and the security deposit under such Existing Lease shall become the security deposit under this Lease as described in Section 4C below.

4. **RENT; ANNUAL CPI ADJUSTMENTS; SECURITY DEPOSIT.**

A. **Monthly Rent; Initial Payment of Additional Rent.** Commencing on the Commencement Date, Tenant shall pay to City as monthly rent, without deduction, setoff, notice or demand, the sum of \$2,670.38 per month, in advance, on the first day of each calendar month and continuing during the Term, as adjusted in accordance with Section 4B below. All rental payments hereunder shall be paid by Tenant to City of Temecula, 41000 Main Street, Post Office Box 9033, Temecula, CA 92589-9033, or at such other address or to such other persons as the City may from time to time designate in writing.

Within ten (10) days after the Commencement Date, Tenant shall also pay to Landlord as additional rent, in the same manner as monthly rent, the sum of \$11,524 as Tenant's contribution toward the costs of the Landlord Improvements.

B. Rent Adjustments. On each March 1 after the Commencement Date (each, an "Adjustment Date"), the then-current monthly rent shall be increased by the lesser of: (i) the percentage increase in the Consumer Price Index published by the Bureau of Labor Statistics of the United States Department of Labor ("Bureau") for the Riverside-San Bernardino-Ontario, CA Metropolitan Area or successor thereto ("CPI") during the year ending on the applicable Adjustment Date, as determined by Landlord by dividing the CPI published 3 months prior to the applicable Adjustment Date by the CPI published 15 months prior to the applicable Adjustment Date; or (ii) five percent (5%). Landlord shall notify Tenant in writing of the adjusted monthly rent.

C. Security Deposit. City acknowledges that it currently holds a security deposit in the amount of \$2,130.55 (the "Security Deposit") from Tenant under the Existing Lease, and that such Security Deposit shall become the security deposit under this Lease as of the Commencement Date, and shall be held by City as security for Tenant's faithful performance of its obligations under this Lease. If Tenant fails to pay rent, or otherwise defaults under this Lease, City may use, apply or retain all or any portion of said Security Deposit for the payment of any amount already due City for rent which will be due in the future, and/or to reimburse or compensate City for any liability, expense, loss or damage which Landlord may suffer or incur by reason thereof. If City uses or applies all or any portion of the Security Deposit, Tenant shall within ten (10) days after written request, deposit monies with Landlord sufficient to restore said Security Deposit to the full amount required by this Lease. When the rent increases during the term of this Lease, Tenant shall, upon written request from City, deposit additional monies with City so that the total amount of the Security Deposit shall at all times bear the same proportion to the increased rent as the initial Security Deposit bore to the initial rent. Landlord shall not be required to keep the Security Deposit separate from its general accounts. Within ninety (90) days after the expiration or termination of this Lease (or such earlier date as required by law), City shall return that portion of the Security Deposit not used or applied. No part of the Security Deposit shall be considered to be held in trust, to bear interest or to be prepayment for any monies to be paid by Tenant under this Lease.

5. USE. Tenant is a law firm whose principal business is the practice of law. Tenant shall use said Premises solely as offices for its practice of law. Tenant shall not use or permit the Premises to be used for any other purpose without the prior written consent of City, which may be withheld in the City's sole and absolute discretion.

6. ALTERATIONS AND IMPROVEMENTS. Tenant shall obtain City's written approval with respect to any changes, alterations or additions to the Premises.

7. MAINTENANCE. City shall provide janitorial services for the common areas of the Building and for the Premises in accordance with the City's janitorial service contract for the Building, as amended from time to time, and the janitorial service for the Premises shall be in scope and frequency equal to that provided to the premises occupied by the City in the Building. City shall, at its sole cost and expense, maintain the Building (including plumbing, heating, HVAC and electrical systems) in operable, condition, and repair. Tenant shall otherwise maintain the Premises in good condition and repair.

8. ASSIGNMENT AND SUBLETTING. Tenant shall have no right to assign this Lease or sublet the Premises.

9. INDEMNIFICATION. Tenant shall indemnify and hold harmless City, the City Council and each member thereof, and City's officers, employees and agents (all collectively referred to as "Indemnatee") against and from any and all claims, losses, damages, liabilities, costs and expenses (including attorneys' fees and costs) to the extent arising from Tenant's use of the Premises or from the conduct of its business or from any activity, work, or other things done or suffered by the Tenant in or about the Premises (excluding acts and omissions by Landlord or Landlord's contractors). If any action or proceeding be brought against any Indemnatee by reason of any such claim, Tenant, upon notice from any Indemnatee, shall defend the Indemnitees at Tenant's expense, by counsel reasonably satisfactory to Indemnitees. Tenant shall give prompt notice to City in case of casualty or accidents in the Premises.

10. INSURANCE.

A. Tenant's Liability Insurance. Tenant shall, at Tenant's own cost and expense, during the entire Term, maintain a broad form comprehensive coverage policy of public liability insurance issued by an insurance company acceptable to City and authorized to issue liability insurance in the State of California and having a rating of not less than "A-13" as set forth in the then current Best's Insurance Guide, insuring Tenant and City against loss or liability caused by or connected with Tenant's occupation, use, disuse, or condition of the Premises under this Lease in amounts not less than:

1) \$1,000,000 for injury to or death of one person and, subject to such limitation for the injury or death of one person, of not less than \$2,000,000 for injury or death to two or more persons as a result of any one accident or incident; and

2) \$1,000,000 for damage to or destruction of any property of others. All public liability insurance and property damage insurance shall insure performance by Tenant of the indemnity provisions of this Lease. City shall be named as additional insured on each insurance policy required by this Section, and such policies shall contain cross liability endorsements.

B. Increase in Insurance Coverage. If, in the good faith opinion of City, the amount of public liability and property insurance coverage at that time is not comparable to the insurance typically required by landlords of property similar to the Building, Tenant shall increase the insurance coverage as required by City.

C. Other Requirements. All insurance policies required by express provisions of this Lease shall be non-assessable and shall contain language to the effect that (a) any loss shall be payable notwithstanding any act or negligence of City that might otherwise result in the forfeiture of the insurance, (b) that the insurer waives the right of subrogation against City, and (c) the policies are primary and non-contributing with any insurance that may be carried by Landlord.

D. Insurance Certificates. Tenant shall furnish the City with a certificate of insurance confirming the coverage required by this Section. The certificate of insurance shall be in a form approved by the City and shall be signed by a person authorized by that insurer to bind coverage on its behalf.

E. Notice of Cancellation of Insurance.

1) Each insurance policy required by this clause shall be endorsed to state that should the policy be cancelled, or reduced in coverage before the expiration date, the issuing insurer shall endeavor to mail thirty (30) days' prior written notice to the City.

2) If insurance coverage is canceled or, reduced in coverage or in limits, the Tenant shall within two (2) business days of notice from insurer notify the City of the changes in the insurance policy or its cancellation by telephone, fax and certified mail, return receipt requested.

11. UTILITIES; HVAC. City shall provide and pay for utilities, including water, trash pick-up, gas, electricity and phone service. Tenant shall have the right to "after hours" HVAC provided it is scheduled in advance with the City, but Tenant shall reimburse City within ten (10) days after written notice from time to time for City's actual cost of providing such after-hours HVAC as additional rent.

12. SIGNS. Tenant shall not, without City's prior written approval, install or affix any lighting or plumbing fixtures, shades, awnings, or decorations (including exterior painting), signs, lettering, placards, or the like on the exterior of Premises; display or sell merchandise on, or otherwise obstruct, any area outside the exterior walls of the Premises; or cause or permit to be used any advertising, loudspeakers, unusually bright or flashing lights, and similar devices which may be seen or heard outside the Premises. City shall install, at Tenant's cost, exterior signage in the City Hall lobby and outside the Premises that identify Tenant (Richards, Watson & Gershon) provided that such signage complies with the Old Town Specific Plan and all applicable laws and provided, further that City shall have reasonably approved the specific locations of the signs.

13. COMPLIANCE WITH LAW. Subject to the second and third paragraphs of Section 2 above, Tenant, at its expense, shall comply promptly with all applicable laws, ordinances, regulations, and orders of any governmental authority pertaining to the Premises or Tenant's use or occupancy of the Premises or improvement of the Premises (including laws, ordinances, regulations and orders pertaining to non-structural improvements required by law, the location and maintenance of trade fixtures, equipment, and other personal property; the conduct of Tenant's employees; preparation, storage, and service of food and drink, and the like, but excluding new laws or changes in laws that require improvements to the structural components of the Premises).

14. RIGHT OF ACCESS. The City and City's officers, employees, and agents shall at all reasonable times have the right to enter the Premises for the purpose of inspecting the same, posting notices of non-responsibility or any other notices required by law for the protection of the City, doing any work that City is permitted or required to perform under this Lease, and making any reasonable repairs which the City determines may be required. Tenant shall furnish City with a pass key to the Premises which the City shall use only in case of emergency to prevent or investigate a crime, or in such cases where access is necessary to prevent damage to the Building or to the Premises or to make repairs necessary to ensure continuous operation of the Building. City shall have the right to enter the Premises and post "For Lease" or "For Rent" signs in any windows of the Premises: (i) during any period while Tenant is in default, and (ii) after delivery of any notice of termination. In conducting its activities on the Premises as allowed in this section City shall use good faith efforts to attempt to minimize the inconvenience, annoyance, or disturbance to Tenant.

15. TAXES. Tenant shall pay or cause to be paid, before delinquency, any and all taxes levied and assessed which become payable during the term hereof against its interest in the Premises, upon improvements made by Tenant, or any equipment, furniture, fixtures, and any other personal property located in or on the Premises, or which become a lien against the Premises or Tenant's interest therein. **TENANT RECOGNIZES AND UNDERSTANDS THAT THIS LEASE MAY CREATE A POSSESSORY INTEREST SUBJECT TO PROPERTY TAXES LEVIED UPON SUCH INTEREST, AND THAT IN SUCH EVENT TENANT SHALL BE OBLIGATED TO PAY SUCH TAX OR PURSUE AN EXEMPTION.**

16. RULES AND REGULATIONS. Tenant shall faithfully observe and comply with the rules and regulations that City shall from time to time promulgate and/or modify. The rules and regulations shall be binding upon the Tenant upon delivery of a copy of them to Tenant. City shall not be responsible to Tenant for the nonperformance of any said rules and regulations by any other lessees or occupants of the Building.

17. TENANT'S DEFAULT. The occurrence of the following shall constitute a default and breach of this Lease by Tenant:

The failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by the Tenant that continues for a period of thirty (30) days after written notice of the failure by City to Tenant; provided, however, that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion.

18. REMEDIES UPON TENANT DEFAULT. In the event of any such default or breach by Tenant, City may at any time thereafter, in its sole discretion, with or without notice or demand and without limiting City in the exercise of a right or remedy which City may have by reason of such default or breach terminate Tenant's right to possession of the Premises by written notice to Tenant, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to City. City may also pursue any other remedy now or hereafter available to City under the laws or judicial decisions of the State of California.

19. DEFAULT BY CITY. City shall not be in default unless City fails to perform obligations required of City within thirty (30) days after written notice by Tenant to City specifying wherein City has failed to perform such obligation; provided, however, that if the nature of City's obligation is such that more than thirty (30) days are required for performance then City shall not be in default if City commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion.

20. DAMAGE; RECONSTRUCTION. In the event the Premises or parking areas are damaged by fire or other perils, City may terminate this Lease by written notice to Tenant.

21. EMINENT DOMAIN. If any portion of the Building or the Premises shall be taken or appropriated by any authority under the power of eminent domain ("taking"), City may terminate this Lease by written notice to Tenant. If a taking occurs, City shall be entitled to the entire award including, without limitation, any award made for the value of the leasehold estate or any other rights of Tenant created by or existing under this Lease. No award for any partial, temporary or

entire taking shall be apportioned, and Tenant hereby assigns to City any award that may be made in such taking, together with any and all rights of Tenant now or hereafter arising hereunder; provided, however, that nothing contained herein shall be deemed to give City any interest in or to require Tenant to assign to City any award made to Tenant specifically and separately for Tenant's relocation expenses, the taking of Tenant's property, or the interruption of or damages to Tenant's business, provided that City's award is not thereby reduced or otherwise adversely affected.

22. **SUCCESSORS.** Each and every one of the terms, covenants, and conditions of this Lease shall inure to the benefit of and shall bind, as the case may be, not only the parties hereto but each and every one of the heirs, executors, administrators, successors, assigns, and legal representatives of the parties hereto; provided, however, that any subletting or assignment by Tenant of the whole or any part of the Premises or any interest therein shall be subject to the provisions of Section 8 of this Lease.

23. **HOLDING OVER.** If Tenant, with City's prior written consent, remains in possession of the Premises after expiration or termination of the term, or after the date in any notice given by City to Tenant terminating this Lease, such possession by Tenant shall be deemed to be tenancy at will (or as otherwise expressly agreed by City in its written consent), terminable upon notice given at any time by either Party, at a monthly rental equal to the fair rental value of the Premises, as determined by City in its good faith discretion. All provisions of this Lease except those pertaining to rent and term shall apply to the tenancy.

24. **SURRENDER.** At the expiration or termination of the term of this Lease, Tenant shall surrender the Premises to the City in the same condition as received, reasonable wear and tear excepted; provided, however, that: (i) all of Tenant's machinery, equipment and other trade fixtures shall remain Tenant's property and Tenant may remove such property at Tenant's cost prior to the expiration of the Term or within thirty (30) days after any earlier termination of the Term; (ii) City may require Tenant to remove all fixtures and personal property installed by Tenant by written notice given at least thirty (30) days prior to the expiration of the Term or concurrently with City's termination notice, as applicable; and (iii) Tenant shall remove Tenant's exterior signs and shall reasonably repair any damage caused by the removal.

25. **GENERAL PROVISIONS.**

A. Waiver. The waiver by City of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition herein contained. The acceptance of rent hereunder by City shall not be deemed to be a waiver of any default by Tenant of any term, covenant or condition herein contained, regardless of City's knowledge of such default at the time of the acceptance of such rent.

B. Time. Time is of the essence of this Lease and each and all of its provisions.

C. Prior Agreements. This Lease contains all of the agreements of the parties hereto with respect to any matter covered or mentioned in this Lease, and no prior agreements or understanding pertaining to any such matters shall be effective for any purpose.

D. Inability to Perform. This Lease and the obligations of the Tenant hereunder shall not be affected or impaired because the City is unable to fulfill any of its obligations hereunder or is delayed in doing so, if such inability or delay is caused by reason of strike, labor troubles, acts of nature, or any cause beyond the reasonable control of the City.

E. Partial Invalidity. Any provision of this Lease which shall prove to be invalid, void, or illegal shall in no way affect, impair or invalidate any other provision hereof and such other provision shall remain in full force and effect.

F. City's Approvals. Neither City's execution of this Lease nor any consent or approval given by City hereunder in its capacity as City shall waive, abridge, impair or otherwise affect City's powers and duties as a governmental body. Any requirements under this Lease that Tenant obtain consents or approvals of City are in addition to and not in lieu of any requirements of law that Tenant obtain approvals or permits.

G. Brokers. Tenant represents and warrants that it has not had any dealings with realtors, brokers or agents in connection with the negotiation of this Lease.

H. Recorded Memorandum of Lease. Concurrently with its execution and delivery of this Lease, Tenant shall execute, acknowledge and deliver to City, for recordation, a Memorandum of Lease in a form prescribed by the City.

I. Notices. All notices required or permitted by this Lease shall be in writing and may be delivered in person (by hand or by overnight courier) or may be sent by regular, certified or registered mail or reputable overnight delivery service, with postage prepaid, and shall be deemed sufficiently given if served in a manner specified in this Section. Until changed by a notice given in accordance with the provisions of this Section (in which case the address[es] in the notice of change shall apply), the respective addresses of City and Tenant for the purpose of receiving notices required or permitted by this Lease are as follows:

City:

City of Temecula
41000 Main Street
Temecula, California 92590
Attention: City Manager

Tenant:

Richards, Watson & Gershon
350 S. Grand Ave., 37th Floor
Los Angeles, California 90071
Attention: Executive Director and Chairman of Board of Directors

Any notice sent by registered or certified mail, return receipt requested, shall be deemed given on the date of delivery shown on the receipt card, or if no delivery date is shown, the postmark thereon. Notices delivered by overnight courier that guarantee next day delivery shall be deemed given on

the next business day after delivery of the same to the courier. If notice is received on a Saturday, Sunday or legal holiday, it shall be deemed received on the next business day.

J. Tenant Disclosures to City. Tenant hereby discloses the following to the City Council and the Successor Agency to the Redevelopment Agency of the City of Temecula:

1) A shareholder of the Tenant, Peter M. Thorson, is the City Attorney for the City of Temecula and is the General Counsel of the Successor Agency to the Redevelopment Agency of the City of Temecula (and the former General Counsel of the Redevelopment Agency of the City of Temecula).

2) This Lease is not an interest in real property within the meaning of Health and Safety Code Section 33130 because:

a) This Lease contains terms that are substantially equivalent to the terms of rental or lease agreements available to any member of the general public for comparable property in the Temecula Redevelopment Project Area;

b) Section 8 of this Lease contains a provision that prohibits any subletting, subleasing, or other assignment of the Lease;

c) Section 5 of this Lease provides that the Premises shall be used only for the practice of law by the Tenant. The practice of law is the principal business, occupation or profession of the Tenant and its shareholders and employees.

K. Independent Counsel for the City. City represents and acknowledges that City has been provided the opportunity to be represented by legal counsel other than, and independent of, the Tenant and the City Attorney in connection with this Lease. Neither Tenant nor City Attorney have provided any legal advice or services to City with regard to this Lease.

26. **ARBITRATION.** Any dispute, controversy or claim which this Lease expressly requires or permits to be submitted to arbitration shall be settled by arbitration in the City of Temecula by three arbitrators to be appointed pursuant to the Rules of Commercial Arbitration of the American Arbitration Association and said arbitration shall be conducted in accordance with said Rules of said Association, or its successor, and the provisions of California Code of Civil Procedure section in effect at the time the demand for arbitration is filed. The arbitrators shall have no power to modify any of the provisions of this Lease and their jurisdiction is limited accordingly. The expenses of arbitration shall be born equally by the parties, provided that each party shall be responsible for the fees and expenses of its own experts, evidence and attorneys. Judgment upon the award rendered by the arbitrators may be entered in any court having jurisdiction thereof.

Executed as of the date first written above.

CITY:

CITY OF TEMECULA,
a municipal corporation


Maryann Edwards
Mayor

ATTEST:

Randi Johl, JD, MMC
City Clerk

TENANT:

RICHARDS, WATSON & GERSHON,
A Professional Corporation

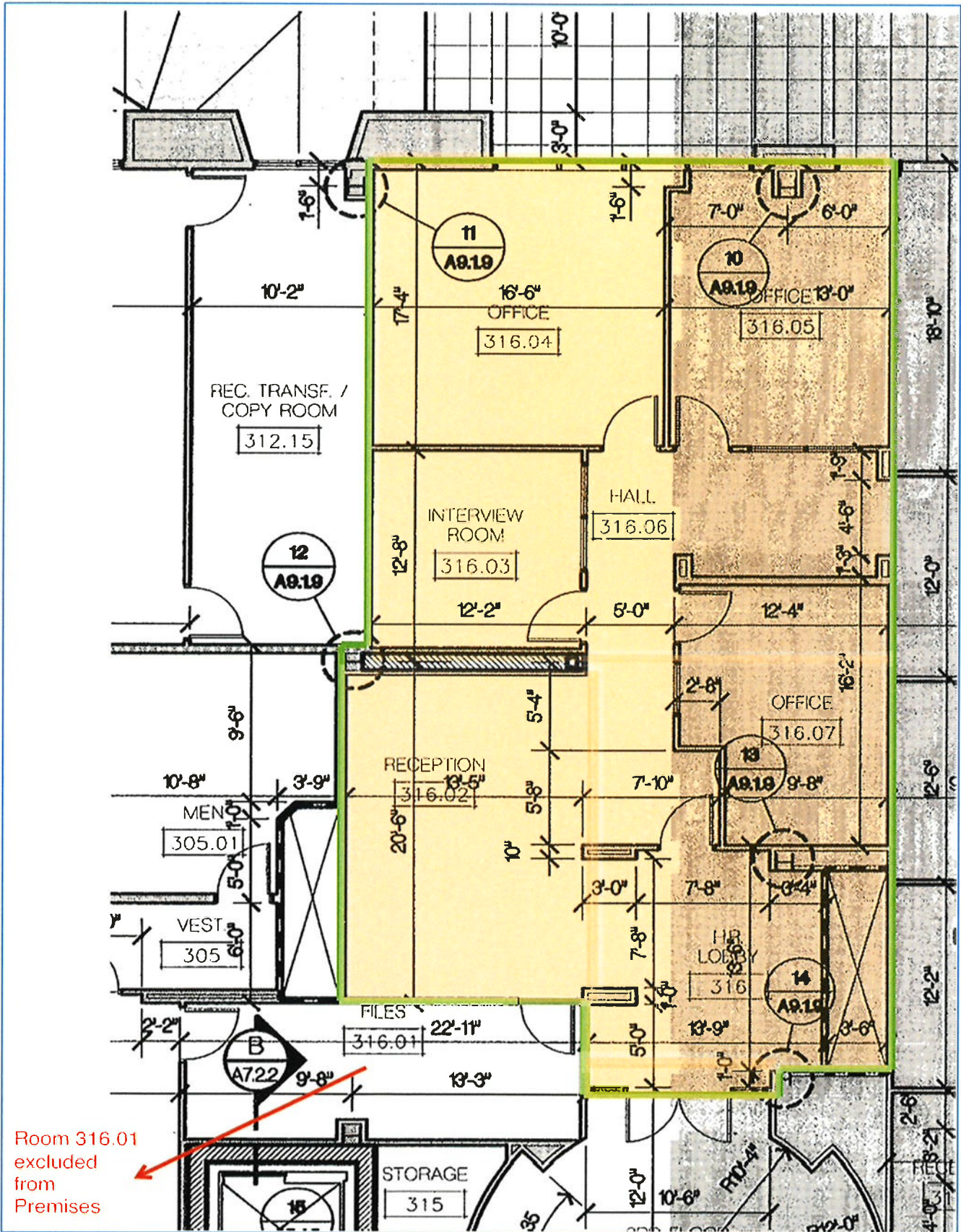
By: 

Print Name: Laurence S. Wiener
Title: Vice President


7-29-2021

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES

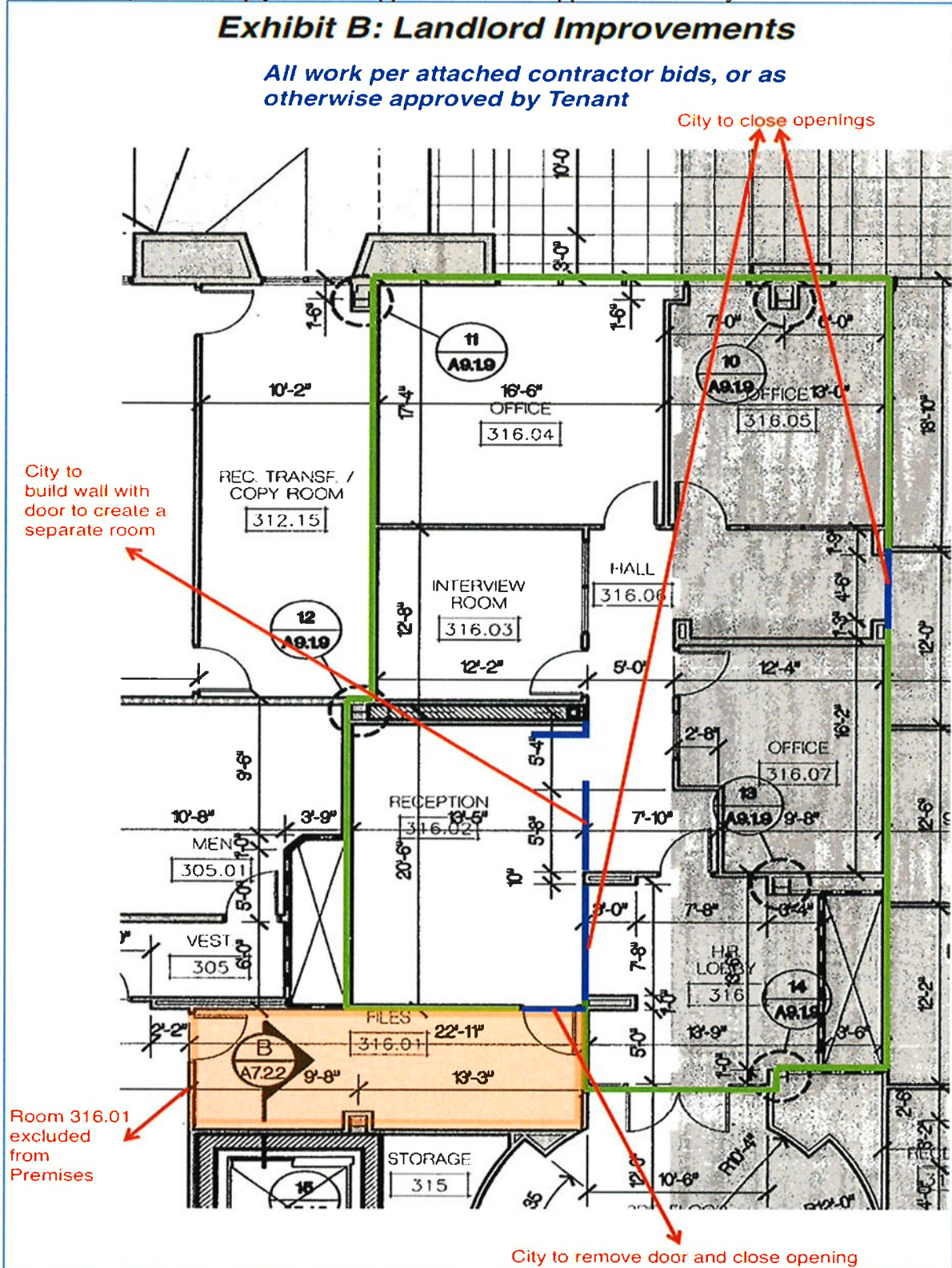


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EXHIBIT "B"

DESCRIPTION OF LANDLORD IMPROVEMENTS

The Premises, Landlord Improvements and the Common Areas (to the extent they provide access to the Premises) must comply with all applicable handicapped accessibility laws.



Craftsmen Plumbina Heating & Cooling

Temecula, CA 92591

27636 Ynez Road

Proposal/Estimate

Proposal Date:	Proposal #:
5/26/2021	1416

Bill To:
CITTM-City of Temecula Attn: Accounts Payable 41000 Main Street Temecula, CA 92590-2764

Terms	Project Address	REP
Net 30	City Attorney	M Dan

Description	Rate
Frame in new dividing wall to block existing passage between reception and the rest of the office. Wall to be framed using approximate steel stud framing as well as framing an opening to accept a 3/8' entrance door. Entrance door to be transplanted from file room storage on perpendicular wall. Right side of new room to be framed in using approximate steels stud, insulated for sound and sheeted in 5/8" drywall on both sides. New work to be finished in a fine orange peel texture. T-bar ceiling to be modified to accept new wall. Paint and HVAC done by City.	11,524.00
Sales Tax	8.75%

*THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. ANY ALTERATIONS INVOLVING EXTRA COST WILL ONLY BE EXECUTED UPON WRITTEN REQUEST. I AGREE THAT THE AMOUNT SET FORTH ON THIS CONTRACT IN THE SPACE LABELED "TOTAL" SHALL BE THE TOTAL AND COMPLETE AMOUNT DUE. IT IS FURTHER AGREED THAT A MONTHLY SERVICE CHARGE OF 1.5%

Total	\$11,524.00
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E-mail
craftsmeninc@hotmail.com

SIGNATURE _____

Craftsmen Plumbing Heating & Cooling

Temecula, CA 92591

27636 Ynez Road

Proposal/Estimate

Proposal Date:	Proposal #:
5/26/2021	1415

Bill To:
CITTM-City of Temecula Attn: Accounts Payable 41000 Main Street Temecula, CA 92590-2764

Terms	Project Address	REP
Net 30	Temecula City Hall	M Dan

Description	Rate
Fill in shared breakroom passage. Passage to be framed in with a double wall to give a flush finish on both sides, using appropriate steel studs. Wall to be insulated for sound and sheeted using 5/8" drywall on both sides. Wall to be finished in a fine orange peel texture on both sides. Paint, HVAC, done by City.	0.00
Reception fill in. Frame in reception area to close off newly built conference room. Wall to be framed in approximate steel framing, then insulated for sound. Wall to be sheeted in OSB melamine laminated paneling to best match the existing paneling. (100% perfect match not guaranteed). Walls to be touched up and sealed.	7,776.00
Sales Tax	8.75%

*THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. ANY ALTERATIONS INVOLVING EXTRA COST WILL ONLY BE EXECUTED UPON WRITTEN REQUEST. I AGREE THAT THE AMOUNT SET FORTH ON THIS CONTRACT IN THE SPACE LABELED "TOTAL" SHALL BE THE TOTAL AND COMPLETE AMOUNT DUE. IT IS FURTHER AGREED THAT A MONTHLY SERVICE CHARGE OF 1.5%

Total	\$7,776.00
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E-mail
craftsmeninc@hotmail.com

SIGNATURE _____