



**Contract Number**

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**SAP Number**

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## Real Estate Services Department

<b>Department Contract Representative</b>	Terry W. Thompson, Director
<b>Telephone Number</b>	(909) 387-5000
<b>Contractor</b>	1250 Fairfax LLC and 521 East 11th St LLC dba Three Carnegie Plaza
<b>Contractor Representative</b>	Chris Esparza
<b>Telephone Number</b>	(213) 683-8000 ext. 210
<b>Contract Term</b>	Ten Years, to commence upon Landlord's delivery of notice of Substantial Completion subject to punch list items, and expire the last full month of the 120 <sup>th</sup> month thereafter
<b>Original Contract Amount</b>	\$4,858,571.76
<b>Amendment Amount</b>	
<b>Total Contract Amount</b>	\$4,858,571.76
<b>Cost Center</b>	7810001000
<b>GRC/PROJ/JOB No.</b>	57004419
<b>Internal Order No.</b>	

**Briefly describe the general nature of the contract:** The Lease Agreement is for a lease of certain premises located at 735 East Carnegie Drive, Suite 200, San Bernardino, comprising of a total of approximately 13,168 square feet and includes shared use of parking spaces for the period of ten years, which is projected to commence on July 1, 2025 and expire on June 30, 2035, with two five-year options to extend the term of the lease.

**FOR COUNTY USE ONLY**

Approved as to Legal Form

► SEE SIGNATURE PAGE  
John Tubbs II, County Counsel

Date \_\_\_\_\_

Reviewed for Contract Compliance

► \_\_\_\_\_

Date \_\_\_\_\_

Reviewed/Approved by Department

► \_\_\_\_\_  
Lyle Ballard, Real Property Manager, RESD

Date \_\_\_\_\_