

THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY



Contract Number  
23-1108 A1

SAP Number

**ORIGINAL**

### Real Estate Services Department

<b>Department Contract Representative Telephone Number</b>	<u>Terry W. Thompson, Director</u> <u>(909) 387-5000</u>
<b>Contractor</b>	<u>The Regents of the University of California</u>
<b>Contractor Representative Telephone Number</b>	<u>Brent Hales</u> <u>(530) 786-0256</u>
<b>Contract Term</b>	<u>July 1, 2023 through June 30, 2024</u>
<b>Original Contract Amount</b>	<u>N/A</u>
<b>Amendment Amount</b>	<u>N/A</u>
<b>Total Contract Amount</b>	<u>N/A</u>
<b>Cost Center</b>	<u>1100001000</u>
<b>GRC/PROJ/JOB No.</b>	<u>60002359</u>

**IT IS HEREBY AGREED AS FOLLOWS:**

WHEREAS, San Bernardino County ("COUNTY"), as permittor, and The Regents of the University of California ("University") on behalf of its UC Agriculture and Natural Resources and its UCCE for San Bernardino County (collectively, "PERMITTEE"), as permittee, have previously entered into Use Permit Contract No. 23-1108 dated October 3, 2023, with an initial effective date of July 1, 2023, ("Use Permit"), wherein COUNTY agreed to permit PERMITTEE to use a total of approximately 1,556 square feet of COUNTY-leased and/or controlled office and shared space located at 7863 Central Avenue in Highland, CA ("Initial Use Area") for a term that is currently scheduled to expire on June 30, 2024; and,

WHEREAS, COUNTY and PERMITTEE now desire to amend the Use Permit to increase the Initial Use Area to include the use of approximately 1,405.45 square feet of the COUNTY-owned shared space located at 2024 Orange Tree Lane in Redlands, CA ("Additional Use Area") and amend certain other terms of the Use Permit, as more specifically set forth in this amendment ("First Amendment").

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the parties hereto agree that the Use Permit is amended as follows:

1. Effective February 6, 2024, DELETE in its entirety the existing **Paragraph 1, USE AREA**, and **Attachment "A"** and SUBSTITUTE therefore a new **Paragraph 1, USE AREA** and **Attachment "A"**,

incorporated and attached herein, and ADD a new **Attachment "A-1"**, incorporated and attached herein. **Paragraph 1, USE AREA** shall read as follows:

1. **USE AREA:** COUNTY, hereby permits the University on behalf of its UC Agriculture and Natural Resources and its UCCE for San Bernardino County, whose address is UC Agriculture and Natural Resources, 2801 Second Street, Davis, California 95618-7774 hereinafter referred to, jointly and severally, as PERMITTEE, to use a total of approximately 2,961.45 square feet of office and shared spaces, comprising: (i) approximately 1,556 square feet of COUNTY-leased and/or controlled office and shared space, located at 7863 Central Avenue in Highland, California, as shown on Attachment A ("Initial Use Area"), attached hereto and incorporated herein by reference; and (ii) approximately 1,405.45 square feet of the COUNTY-owned shared space located at 2024 Orange Tree Lane in Redlands, CA, as shown on Attachment "A-1" (the "Additional Use Area"), attached hereto and incorporated herein by reference. Unless individually referred to, the Initial Use Area and the Additional Use Area shall collectively be referred to as the "Use Area".

2. Effective February 6, 2024, DELETE in its entirety the existing **Paragraph 2, USE**, and SUBSTITUTE therefore a new **Paragraph 2, USE**, which shall read as follows:

2. **USE:** PERMITTEE shall use the Use Area during the remainder of the existing Use Period, which currently expires on June 30, 2024, for only the following purposes:

A. **Initial Use Area:** food and nutrition education, gardening and horticulture, food preservation, natural resources, youth development/4-H, and related activities. PERMITTEE must not use the Initial Use Area for any other purposes.

B. **Additional Use Area:** upon COUNTY's prior written approval, PERMITTEE may use the Additional Use Area for the following purposes but subject to the additional conditions set forth below:

1. A maximum of 2 workshops, trainings, and/or meetings per month, 2 hours per workshop, training, and/or meeting, with use fees waived.
2. PERMITTEE will be required to submit an annual schedule of workshops and/or trainings a year in advance, and/or reservation requests for meetings must be made at least a month in advance of the desired meeting day and time.
3. PERMITTEE must confirm all dates and times with COUNTY for submitted workshops and trainings and requested meetings.
4. PERMITTEE is responsible for all costs associated with the workshops, trainings, and/or meetings, including clean-up and restoration of the Additional Use Area at the conclusion of each workshop, training, and/or meeting.
5. COUNTY shall have priority to use the Additional Use Area.
6. COUNTY reserves the right to cancel PERMITTEE's reserved dates/times at COUNTY's discretion and at any time with or without prior notice, provided that COUNTY – will endeavor to make a good faith attempt to give PERMITTEE two-weeks notice.

3. This First Amendment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same First Amendment. The parties shall be entitled to sign and transmit an electronic signature of this First Amendment (whether by facsimile, PDF, or other mail transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed First Amendment upon request.

4. All other provisions and terms of the Use Permit shall remain the same and are hereby incorporated by reference. In the event of any conflict between the Use Permit and this First Amendment, the terms of this First Amendment shall control.

**END OF FIRST AMENDMENT.**

SAN BERNARDINO COUNTY

► *Dawn Rowe*  
Dawn Rowe, Chair, Board of Supervisors

Dated: FEB 06 2024

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

By *Lynna Monell*  
Lynna Monell  
Clerk of the Board of Supervisors  
San Bernardino County  
Deputy



THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

By: *Brent Hales*  
DocuSigned by:  
4AA6D6F6BAA54A6...  
Brent Hales

Title: Associate Vice President

Date: 1/31/2024

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**FOR COUNTY USE ONLY**

Approved as to Legal Form  
► *[Signature]* for  
John Tubbs II, Deputy County Counsel  
Date 1/22/2023

Reviewed for Contract Compliance  
► \_\_\_\_\_  
Date \_\_\_\_\_

Reviewed/Approved by Department  
► *[Signature]*  
Lyle Ballard, Real Property Manager, RESD  
Date 1/31/24

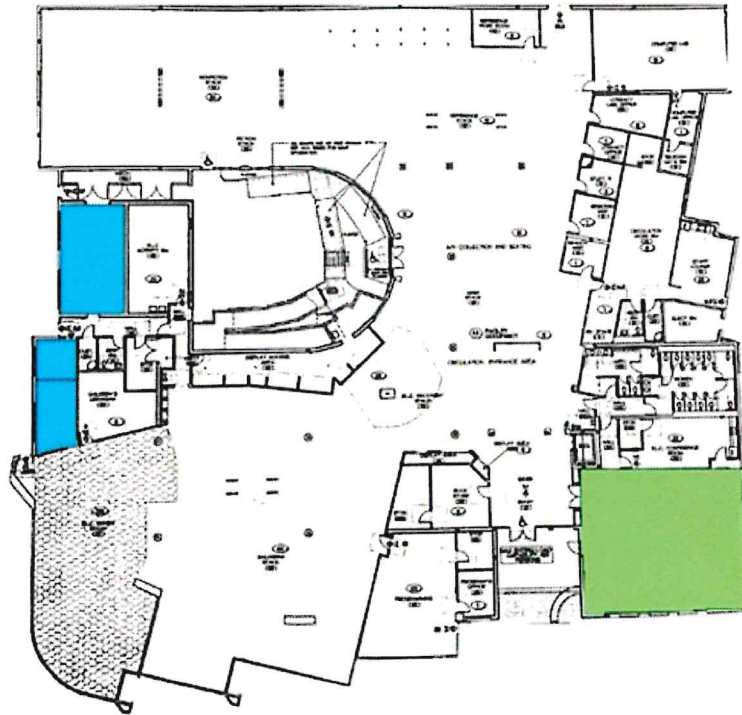
**ATTACHMENT "A"**  
**Initial Use Area**

<b>LOCATION USAGE*</b>	<b>ROOM</b>	<b>SQ FT</b>	<b>MONTHLY VALUE</b>	<b>ANNUAL VALUE</b>
7863 Central Avenue, Highland Exclusive	Indoor Lab	502	\$ 1,437.88	\$17,254.56
7863 Central Avenue, Highland Exclusive	Office	121	\$ 347.11	\$ 4,165.32
7863 Central Avenue, Highland Exclusive	Office	230	\$ 659.20	\$ 7,910.40
7863 Central Avenue, Highland Non-Exclusive	Community Room	703	\$ 2,013.65	\$24,163.80
<b>TOTAL</b>		<b>1,556</b>	<b>\$4,457.84</b>	<b>\$53,494.08</b>

*\*Non-Exclusive space rates are estimated using 50% of the Exclusive rate.*

Highland Branch Library  
7863 Central Avenue  
Highland, CA 92346

Exclusive Use  
Non-Exclusive Use



## ATTACHMENT "A-1" Additional Use Area

Redlands Museum Education Center  
 2024 Orange Tree Ln.  
 Redlands CA  
 Building RED010, First Floor

Non-Exclusive Use

