

Contract Summary Form:

Contract Number : BC-07 _____ -194- _____ -

Complete the information below, print this form, _____
obtain the signature of the authorized departmental representative and submit this form to the Clerk of the Board with the contract package. See also: Contracts for Services Policy.

D1. Fiscal Year.....: FY06/07
D2. Department Number: 063
D3. Requisition Number.....: N/A
D4. Department Name.....: General Services
D5. Contact Person.....: Todd Morrison
D6. Phone: 934-6228

K1. Contract Type (check one): ☐ Personal Service ☐ Commodity ☐ Capital Project/Construction ☒ Lease
K2. Brief Summary of Contract Description/Purpose: Tenant Improvements to lease/ 648 North H Street, Lompoc
K3. Original Contract Amount.....: \$149,081.00
K4. Contract Begin Date.....: April 1, 2007
K5. Original Contract End Date.....: March 31, 2012
K6. This Amendment Number.....: 1
K7. - Total Previous Amendments: 0
K8. - This Amendment Amount.....: \$55,692.87
K9. - Revised Total Contract Amount.....: \$204,773.87
K10. - Revised End Date.....:
K11. Department Project Number.....: 003514

B1. Is this a Board Contract (Yes/No).....: Yes
B2. Number of Workers Displaced (if any).....: N/A
B3. Number of Competitive Bids (if any).....:
B4. Lowest Bid Amount (if bid).....:
B5. If Board waived bids, show Agenda Date.....:
B6. ... and Agenda Item Number.....: #
B7. Boilerplate Contract Text Unchanged? (Yes/No) : N/A

F1. Encumbrance Transaction Code.....: 1701
F2. Current Year Encumbrance Amount.....: N/A
F3. Fund Number.....: 0030
F4. Department Number.....: 063
F5. Division Number (if applicable).....:
F6. Account Number.....: 8568
F7. Cost Center number (if applicable).....:
F8. Payment Terms.....: Percentage complete by phase

V1. Auditor Vendor Number.....:
V2. Payee/Contractor Name.....: Lobern Properties, Inc.
V3. Mailing Address.....: 4730 Woodman Ave.,
V4. City.....: Sherman Oaks
V5. State (two letter).....: CA
V6. Zip (include +4 if known).....: 91423
V7. Telephone Number.....: (818) 981-1802
V8. Vendor's Federal Tax ID Number (EIN or SSN) ...: 95-4521646
V9. Contact Person.....: Gard Van Antwerp
V10. Workers Comp Insurance Expiration Date.....:
V11. General Liability Insurance Expiration Date.....:
V12. Professional License Number.....:
V13. Verified by.....: Brian Gilbert
V14. Company Type (Check one): ☐ Individual ☐ Sole Proprietorship ☐ Partnership ☒ Corporation

This information has been reviewed and is complete and accurate as presented. Concurrences as required are represented by signature on the contract signature page.

Date :

Authorized Signature:

Project: ADMHS Vida Nueva Lompoc
A.P.N.: 087-091-004
Folio No.: 003514
Agent: DG

**FIRST AMENDMENT TO
STANDARD RETAIL/MULTI-TENANT LEASE - NET**

THIS FIRST AMENDMENT TO THE LEASE AGREEMENT is made by and between

LOBERN PROPERTIES, INC., a California
Corporation, hereinafter referred to as "LESSOR,"

and

THE COUNTY OF SANTA BARBARA, a political
subdivision of the State of California,
hereinafter referred to as "LESSEE,"

with reference to the following:

WHEREAS, LESSOR and LESSEE executed a Standard Retail/Multi-Tenant Lease – Net Agreement on March 27, 2007 (hereinafter "Agreement"), for COUNTY'S use of an approximately 4,784 square foot portion of the building located at 648 North H Street, in Lompoc, California, for use by the Santa Barbara County Department of Alcohol, Drug and Mental Health Services (ADMHS); and

WHEREAS, the Addendum to the Agreement included a Bid Estimate in the amount of \$149,081.07 for the proposed tenant improvements to the building that were designed to facilitate LESSEE'S operations at the building; and

WHEREAS, a complete Bid Packet was prepared for and authorized by LESSOR to complete LESSEE'S tenant improvements in three phases for a total amount of \$215,529.17, including permit fees, with one subsequent change order in the amount of \$17,948.70; subject to LESSOR'S tenant improvement contribution in the amount of \$28,704.00; resulting in LESSEE'S total amount due for tenant improvements of \$204,773.87; and

WHEREAS, on June 30, 2007, a Budget Revisions Request was made by ADMHS, and subsequently approved by the Board of Supervisors, to transfer \$271,865.00 to Fund 0030 to be used to reimburse LESSOR for the proposed tenant improvements; and

WHEREAS, the parties wish to execute this First Amendment for the purpose of replacing the original Proposed Floor Plan and Bid Estimate with a Final Floor Plan and complete Bid Packet, to be attached to the Addendum.

NOW THEREFORE, in consideration of the premises, and the mutual covenants and conditions contained herein, LESSOR and LESSEE agree as follows:

1. The Proposed Floor Plan and Bid Estimate attached to the Addendum shall be repealed in its entirety and replaced with the Final Floor Plan and Bid Packet, attached hereto.

2. It is expressly understood that in all other respects, the terms and conditions of the original Agreement signed by the Santa Barbara County Board of Supervisors on March 27, 2007, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this First Amendment to be effective on the date executed by LESSEE.

By LESSOR:
Loborn Properties, Inc.

By LESSEE:
County of Santa Barbara

By: _____

By: See Attached County Signature Page

Name Printed: _____

Title: _____

Address: 4730 Woodman Avenue

Sherman Oaks, California 91423

Telephone: (818) 332-1406

Facsimile: (818) 986-1412

Email: gard@lbprop.com

Project: ADMHS Vida Nueva Lompoc
A.P.N.: 087-091-004
Folio No.: 003514
Agent: DG

COUNTY SIGNATURE PAGE

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this First Amendment to be effective on the date executed by LESSEE.

"LESSEE"
COUNTY OF SANTA BARBARA

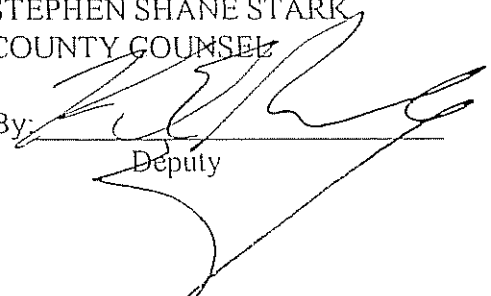
ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

Chair, Board of Supervisors


By: _____
Deputy

Date: _____

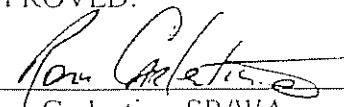
APPROVED AS TO FORM:
STEPHEN SHANE STARK
COUNTY COUNSEL

By: 
Deputy

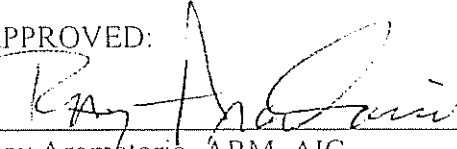
APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: 
Deputy

APPROVED:


Ronn Carlentine, SR/WA
Real Property Manager

APPROVED:


Ray Aromatorio, ARM, AIC
Risk Program Administrator

