

**Proposer's Questions and City's Response Regarding
The City of Lakewood Request for Qualifying Information for the Investment and Long- Term Lease of the Lakewood Equestrian Center**

#	Proposer's Question	City's Response
1	Any ongoing or potential litigation with previous management company?	In regards to the maintenance and operation of the Lakewood Equestrian Center (LEC), the City of Lakewood is not presently in, nor foresees, any potential litigation with the previous lessee, Sandie Mercer Stable Inc. (lease agreement from June 19, 1987 to October 31, 2020), nor the previous contracted caretaker, SJ Equestrian LLC. (agreement from November 1, 2020 to October 31, 2024).
2	Any with premises liability implications?	In regards to the city's maintenance and operation of the LEC, the City of Lakewood is not presently in, nor foresees, any potential litigation regarding the premises.
3	Any AQMD or other state agencies?	In regards to the maintenance and operation of the LEC, the City of Lakewood is not presently in, nor foresees, any potential litigation with any governmental agency including AQMD.
4	If so, will the city sign hold harmless, etc agreement?	Not applicable.
5	SCE overhead line and any exposures or potential disclosure?	Regarding the city's use of the Southern California Edison (SCE) property, the city is unaware of any exposure to risk and has nothing to disclose. SCE can revoke the city's license agreement at any time, for any reason, upon thirty (30) day notice in writing
6	City zoning and General Plan references the property as Open Space and implies very limited uses which are commercial in nature.	Please reference the City of Lakewood's Zoning Designations Map at https://www.lakewoodcity.org/files/assets/public/v/1/about/documents/zoningmap.pdf You'll note that the northern parcel of the city-owned property on the easterly side of the LEC is zoned agricultural. The partial to the immediate south is zoned open space land. Also attached are the regulations for each of these zoning designations. The types of permitted uses through a conditional use permit are listed in the document.
	Will the City will require any discretionary action such as Conditional Use Permit? For uses such as concerts, rodeo, or similar requiring public assembly?	Within the agricultural zone, horse boarding and riding stables are permitted provided a conditional use permit has been obtained. No conditional use permit shall authorize the scheduling or conducting of horse racing, horse acrobatics, rodeos, horse shows or other public displays of horse acrobatics, rodeos, horse shows or other public display of horsemanship is prohibited.
8	Will temporary structures such as circus type tents require a site permit and deputy inspection?	In addition to obtaining permission from the city and from the city's Community Development Department, Los Angeles County Fire Department requires a permit for tents that are 400 ft ² or larger. Applications for approval generally require a site plan as well as a fire safety plan. Inspection of installation would be conducted as a component of the permitting process.
9	If management offers one-day vending opportunity for people selling items, food or drinking, etc., will each have to get separate business licenses?	All businesses operating in the City of Lakewood need a business license. Businesses that intend to sell or lease tangible personal property that would ordinarily be subject to sales tax if sold at retail must also obtain a seller's permit (if sales are under 90 days, a temporary seller's permit) from the California Department of Tax and Fee Administration. https://www.cdtfa.ca.gov/taxes-and-fees/faqseller.htm The Los Angeles County Department of Public Health governs temporary food facilities for community events. A valid Public Health permit must be obtained and posted on food trucks and temporary food carts or stands.

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10	Is there a maximum occupancy limit that applies to any event at any time? Can two separate events happen at the same time?	<p>There are no municipal codes which govern the maximum number of persons allowed at an outdoor event. Through the city's special event permit process, staff works closely with the Los Angeles County Sheriff's Department to determine whether public safety personnel and/or security is required to maintain public safety through supervision and emergency response. Additionally, based on the estimated attendance for any special event, staff will determine if emergency medical response is needed onsite and if traffic control and mitigation is also necessary to maintain traffic safety.</p> <p>For indoor events and programs, the Los Angeles County Fire Department determines maximum occupancy limits for buildings based on the building's function and floor space.</p> <p>Provided permission, theoretically, two events can happen at the same time so long as the quiet and peace of the premises and of the neighborhood is not disturbed.</p>
11	How much control do subtenants such as horse stable owners have over the overall operation?	Boarders, trainers, vendors and sub-contractors should all have agreements with the lessee and operational control of the business is under the authority of the lessee.
12	It was mentioned that certain parking spaces are reserved for stable owners, so if the main promoter has 00 customers where can they park?	At present, there are no designated parking spaces exclusively reserved for boarders at the LEC. Proposers should consider a facility design that provides adequate parking spaces, including ADA parking spaces, based on their proposed use of the property. All plans for construction of parking areas shall be submitted to the city's building and safety department for review and approval.
13	Does the noise abatement ordinance of Los Angeles County by extension to the City of Lakewood apply to this site?	Lakewood Municipal Code section 4220 (attached) provides conduct in governmental facilities including unlawful activity in park and recreational areas, including the issues related to noise. Additionally, Lakewood municipal code 4254 references trespassing and loitering on public parks, indicating that no person shall enter on or remain on any park or recreational facility, land, building or improvement owned by or maintained or operated by the city between the hours of 11:00 p.m. and the time of sunrise on the following day and who is not required by their employment to be on said facility.
14	The City 8% revenue sharing applies to the Management revenue or applies even to say a one day TACO vendor as well.	The previous lease agreement did require a revenue share from all gross income. Gross income typically reflects all income from boarding operations, temporary boarding, and all subcontracted activity for which the lessor receives fees or revenues. In present day, this is a question to be answered during negotiations with the business or non-profit entity selected to enter into a long-term lease for the maintenance and operation of the city-owned portion of the LEC. Those proposers invited to present their vision and business plan for the future of the LEC to city leaders will have an opportunity to communicate their desired terms and conditions for entering into a long-term lease.
15	Does the City have an automatic auditing process?	An annual audit will be required of any business or non-profit entity operating and managing the LEC under a lease agreement in the future.

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16	Does the City contract require arbitration?	The city's general practice is to include arbitration within contractual agreements, specifically lease agreements. Disputes can be settled with an independent Arbitrator selected by the parties with the costs for arbitration equally shared between the two parties.
17	Is the Health Department involved in this site?	The City of Lakewood, as a governmental entity, fully adheres to all local, county, state and federal laws and expects the same of its business community. It is very likely that businesses will have relations with several Los Angeles County departments including Public Health.
18	Does the city process any applications for permits in an expedited manner.	The city's Community Development Department provides plan check services for new and remodeled commercial construction projects. Submitted plans are reviewed and approved by the Los Angeles County Department of Public Works, Division of Building and Safety. Visit the city's website for more information regarding commercial plan checks. https://www.lakewoodcity.org/Building-Planning/Building-Planning-Process/Building-Plan-Check
19	Has the city established a pre-approved list of activities to avoid permit time wasting?	No. There are no pre-approved activities that are administratively approved through the permitting process or for commercial plan checks by the Los Angeles County Department of Public Works, Division of Building and Safety.
20	Our proposal will include the replacement of most of the old, dilapidated and unsafe stalls (barns) and corrals. Is the City of Lakewood willing to bear the cost of demolition and removal of the structures that will be replaced by the new operator?	Funding support from the city to demolish structures within the existing footprint of the LEC is a question to be answered during negotiations with the business or non-profit entity selected to enter into a long-term lease for the maintenance and operation of the city-owned portion of the LEC. Those proposers invited to present their vision and business plan for the future of the LEC to city leaders will have an opportunity to communicate their desired terms and conditions for entering into a long-term lease. Funding support for any facility improvements, including demolition, is highly dependent on the size and scope of the project.
21	Is a modular building allowed in the footprint of the LEC?	Yes. Modular buildings are allowed on the city-owned portion of the LEC. If the intent is to install a modular building for residential use, be advised that the city does not permit persons to maintain a residence on city property. Additionally, proposers should consider how the proposed modular building is to be used and whether or not there is a need for utilities, including water, electricity, gas, and a sewer line connection.
22	Is the City agreeable to a new operator replacing the workers mobile residence with a larger, upgraded mobile unit located in the current location?	There is not a mobile residence for workers presently located at the LEC. The city does not permit persons to maintain a residence on city property.

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23	May proposers have access to review all 2024 es	Yes. Attached is the Facilities Condition Assessment completed by Intelligent Systems & Engineering Services (ISES) which provides a third party evaluation of the existing conditions and an estimate for replacement.
24	SCE Land under the assumption of a reduced footprint: Does the City have a list of allowable activities within the SCE easement? Would the easement be assured prior to any operational transfer? Would the future operator of the LEC be competing with the City for the easement?	<p>Attached is the current license agreement between SCE and the City of Lakewood. All SCE permitted uses and limitations are detailed in their agreement. Licensees can obtain permission from SCE for facility use not defined in the license agreement. The city's current license agreement with SCE ends on December 31, 2025.</p> <p>Up until the city's license agreement ends with SCE, the selected lessee may use the SCE-owned property as a swing space while improvements are made on the city-owned property of the LEC. To avoid future use of the SCE-owned property by outside entities and to provide an easement from the easterly side of the LEC to the westerly side along the San Gabriel River, the city will maintain a license agreement with SCE for passive recreational uses to include landscaped areas and possibly a meandering walking trail. This area would be accessible to the general public with permitted uses to equestrians as well.</p> <p>Under a license agreement with SCE, the city would develop and maintain the space. A design plan and evaluation of cost has not been conceptualized as yet. If the selected lessee wanted to use the SCE-owned property for their equestrian operation, they would not be in competition with the city for use of the space. They would however be responsible for obtaining their own license agreement with SCE and pay all related fees which are estimated to be \$255,704 for a 5-year license agreement.</p>
25	Regardless of the footprint, other than the regulations already established by applicable laws and to other Lakewood businesses, would there be further limitations to vendor activities on the Lakewood portion of the land? As an example (only hypothetical) would be food and drink (not to the extent of food preparation) and/or "general" store.	The city would like to maintain a facility that offers equestrian activities including horse boarding and horse riding, and activities that encourages public use of the facility such as a petting zoo and pony ride concession, volunteer opportunities for youth and community special events. The city remains open to unique uses of the property including the installation of a tack shop, general store, onsite veterinarian office, and agricultural installations such as a community garden.
26	Would the City be willing to partner with the proposer to allow e.g. City employees to staff the Equestrian Center for City approved events for the community?	Funding support from the city to provide city personnel to assist with community special events hosted at the LEC is a question to be answered during negotiations with the business or non-profit entity selected to enter into a long-term lease for the maintenance and operation of the city-owned portion of the LEC. The size and scope of the event along with the number of requested events needing the support of city personnel, would be of consideration as to whether or not the city could provide requested support.

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27	What are the city's plans for the SCE easement if it is not utilized? Is there any possibility that if we did not include it in our proposal someone other than the city would come in and take over the lease? How will it look / be maintained?	The city highly encourages proposers to focus their vision for equestrian activities to be conducted on the city-owned portion of the existing footprint of the LEC. The city's current license agreement with SCE ends on December 31, 2025. Up until the city's license agreement ends with SCE, the selected lessee may use the SCE-owned property as a swing space while improvements are made on the city-owned property of the LEC. To avoid future use of the SCE-owned property by outside entities and to provide an easement from the easterly side of the LEC to the westerly side along the San Gabriel River, the city will maintain a license agreement with SCE for passive recreational uses to include landscaped areas and possibly a meandering walking trail. This area would be accessible to the general public with permitted uses to equestrians as well. Under a license agreement with SCE, the city would develop and maintain the space. A design plan and evaluation of cost has not been conceptualized as yet.
28	Can we keep utilizing the pasture adjacent to Rynerson park?	The passive pasture located along the city's bridle trail, which extends from the LEC through Rynerson Park, would continue to be accessible to equestrians.
29	Will the city continue trail maintenance along Rynerson Park?	The city will continue to maintain the bridle trail which extends from the LEC through Rynerson Park.
30	If there was sufficient desire for trail access could the front gate be utilized?	Equestrian access from the LEC to the San Gabriel River bridle trail which is operated by Los Angeles County, is permissible. It is recommended that the gate be opened and closed by facility staff as to limit access from the public onto the grounds after hours of operation.
31	Is the facility on septic tank and if so when last cleaned?	The restroom trailer on the facility is not connected to a septic tank. Though a septic tank was previously functional on the grounds, it was abandoned in 2020.
32	Please explain the setback of 5 ft. at the East wall. What does it mean about grandfathering since those stalls have been there since before the building next door?	Parcels in Agricultural Zones have a front, side and rear yard setback. A yard setback means an open space on the property without any structures as measured from the property lines. Los Angeles County's standard yard setback for the side yard is 5 feet. Because the equestrian center's existing structures located along the easterly side of the facility existed before the construction of the adjacent apartment complex, the existing structures are non-conforming and no longer conforms to the use regulations of the zone requirements. Any new construction requires adherence to current building and safety codes.
33	What is the monthly water bill expense for the facility?	Tabled expenses for all utilities and current boarding stats at the LEC was provided to attendees at the site walk on Wednesday, August 7 and is attached for all to reference.
34	What is the monthly electric bill for the facility?	Tabled expenses for all utilities and current boarding stats at the LEC was provided to attendees at the site walk on Wednesday, August 7 and is attached for all to reference.
35	Are there any other utility costs?	Tabled expenses for all utilities and current boarding stats at the LEC was provided to attendees at the site walk on Wednesday, August 7 and is attached for all to reference.

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36	Do we have to use EDCO, the city's contract waste services provider for the removal of manure?	<p>California Senate Bill 1383 requires every jurisdiction to provide organic waste collection services to all residents and businesses. "Organic waste" includes food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges. Businesses are required to either subscribe to and participate in their jurisdiction's organics collection service or self-haul organic waste to a specified composting facility, community-composting program, or other collection activity or program. https://calrecycle.ca.gov/organics/slcp/collection/ EDCO Waste and Recycling Services is the city's trash, recycling materials and organic waste collection contractor. A commercial business may opt out of organic waste collection services provided by EDCO Waste and Recycling Services only if it provides sufficient information to the City demonstrating an internal recycling program(s) and/or a program provided by another service provider complies with state recycling laws. By signing and submitting a waiver request, your business attests that it agrees to submit information on a quarterly or annual basis, as determined by the City, to verify ongoing programs. Verification of ongoing programs include: (1) Specify the name of the applicant's service provider. (2) Providing the name and location of the solid waste facility, operation, activity, or property that received the materials for recovery or processing. (3) Maintaining a record of the quantity, in cubic yards or tons, of organic waste and/or recyclables transported in the form of delivery receipts and weight tickets. (4) These records shall be subject to City inspection upon request. Detailed information regarding this provision, along with the application for a waiver, can be found on the city's website at https://www.lakewoodcity.org/Business/Trash-and-Recycling-for-Businesses/Edible-Food-Recovery-for-Businesses/Waivers-for-Businesses-on-SB-1383</p>
37	What is the current staffing plan for the facility?	See attached table and overview of personnel responsibilities assigned to city staff and those assignments delegated to the city's contractor , Hacienda Sosegado.

PART 3b
A (AGRICULTURE) ZONE REGULATIONS
(Added by Ord. 141)

9338. USES PERMITTED.

A. Any use permitted as a matter of course in the R-A zone under the same specified conditions except as hereinafter provided. Notwithstanding any other provision of said R-A zone and of the Lakewood Municipal Code to the contrary on the subject of the number of animals to be maintained on any premises, animals may be maintained in an A zone in connection with agricultural pursuits maintained thereon unless prohibited by Part 10 of the Lakewood Municipal Code pertaining to keeping of wild and vicious animals and reptiles. In addition, it shall be unlawful to keep or maintain in any A zone any hog, pig, goat, or sheep or to keep or maintain any animal herein allowed or made permissible contrary to the provisions of Sections 5136 and 5144 of the Lakewood Municipal Code whether or not such animal is domesticated or otherwise defined in said sections. All other provisions of the law and the Lakewood Municipal Code not inconsistent with the foregoing shall govern the keeping and maintenance of said animals. In addition, the number of animals so kept or maintained on the premises in an A zone shall be restricted and limited by the provisions hereinafter set forth.

B. The commercial growing of nursery stock, orchards, vineyards, field crops, trees, berry and bush crops, vegetables, or flowers, provided that the minimum lot or parcel area is one (1) acre and the lot frontage exceeds 100 feet, and provided further that no odor or dust-producing substance, or use shall be permitted within 100 feet of any property line. In addition, the retail sale of the foregoing, if grown on the premises and sold on the premises, is permissible.

C. The commercial selling of milk, animals permissible in an A zone, and the products thereof, provided that the same have been maintained or produced on said premises.

D. Property in an A zone may be used for the following light agricultural uses in addition to the uses herein specified, provided that any accessory building, outhouse, corral, coop, hatch, pen, private shop, garage, stable, storage shed, or structure used or to be used in connection therewith be located not nearer than 50 feet from any public park or school or any street or highway upon which such property fronts, or any area in any residential zone:

1. Farms devoted to the hatching, raising (including fattening as an incident to raising), slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl or poultry, rabbits, fish, or frogs hatched or raised on the premises.
2. Greenhouses, aviaries, and apiaries.
3. The grazing of cattle or horses or both on a lot or parcel of land having an area of not less than five (5) acres including the supplementary feeding of such cattle or horses or both, provided:
 - (a) That such grazing is not a part of, nor conducted in conjunction with any dairy, live stock feed yard, live stock sales yard, or commercial riding academy located on the same premises.
 - (b) That no buildings, structures, pens or corrals, designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering or incidental fencing.
4. Dairies.
 - (a) Dairies shall be considered nonconforming, subject to the terms and provisions of Part 9 of this Chapter, from the date of the application of this Chapter to dairies, said nonconforming period, notwithstanding any other provisions of Part 9 to the contrary, being for a period of ten (10) years.
 - (b) All dairies failing to have sewage disposal available, adequate to protect the public health and safety, in the opinion of the Health Department must obtain a health permit before maintaining on said premises any dairy pursuits.
 - (c) In the case of any new dairies created or to which the provisions of this Part shall become applicable after the adoption of this Chapter, such dairies must have a health permit from the Health Department before maintaining any dairy pursuits allowed pursuant to this part.
 - (d) The Health Department in issuing a permit pursuant to these subsections shall take into consideration the existing sewage conditions, if any, the condition of the ground, and other circumstances affecting the public health, and may impose any reasonable conditions or limitations in the issuance of such a permit or may in its discretion refuse the granting of such a permit.
 - (e) In any case there shall not be more than ten (10) cows per acre unless the Health Department has issued a permit for the maintenance of a greater number of cows per acre.
5. Chinchilla Farms
6. Grange Hall

F. The uses herein allowed, unless otherwise specified herein, shall include all uses allowed in an R-A zone and shall be subject to all regulations and limitations imposed in an R-A zone in respect to real estate signs, trailers, renting of rooms, off-street parking, lot area per dwelling, lot coverage, building height, and front yard.

G. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT. The following uses are permitted provided that in each instance a conditional use permit has been obtained and continues in full force and effect.

1. All uses allowed in the R-A Zone pursuant to a Conditional Use Permit.

2. Horseboarding and riding stables. This use is limited to the boarding and rental of horses, and, in connection therewith, the maintenance of boarding stables and riding academies. In determining whether or not a Conditional Use Permit should be issued for such a use, all terms and provisions of this Chapter shall apply, and in addition the following:

(a) Because of the nature of this type of operation, reasonable conditions shall be imposed regulating or governing dust, manure, noise and flies.

(b) No Conditional Use Permit shall authorize the scheduling or conducting or the maintenance of horse racing, horse acrobatics, rodeos, horse shows or other public displays of horse acrobatics, rodeos, horse shows or other public display of horsemanship is prohibited.

(c) In addition to the foregoing, all other conditions and regulations reasonable and necessary to protect the public health, safety, welfare and surrounding property and community from any nuisance or detriment that might be caused by the operation of a horse boarding or riding stable.

(Subsection G Added by Ord. 518)

PART 14
O-S (OPEN SPACE) ZONE REGULATIONS
(Added by Ord. 73-8)

9440. OPEN SPACE ZONING ORDINANCE. This part may be referred to as the Open Space Zoning Ordinance. This Ordinance has been prepared and adopted pursuant to Section 65910 of the Government Code and is intended to be consistent with, and supplement to the local Open Space Plan of the General Plan heretofore adopted by the City Council.

9441. USES PERMITTED. Land in the O-S Zone may be used for the following:

- A. Land that is essentially unimproved and devoted, used, or utilized for preservation of natural resources, plant and animal life, ecological and scientific study and purposes, rivers, streams, lakes and watershed land.
- B. Land that is essentially unimproved and devoted or utilized for the managed production of resources including, but not limited to agriculture lands and areas of economic importance for the production of food or fiber, areas required for recharge of groundwater basins, marshes, rivers and streams.
- C. Land devoted to agricultural uses including the commercial growing of nursery stock, orchards, vineyards, field crops, trees, berry and bush crops, vegetables or flowers.
- D. Land that is essentially unimproved and devoted to the growing and raising of chickens, turkeys, or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises.
- E. Land in areas devoted to flood control channels, water storage, bodies of water, lakes, rivers.
- F. Public parks and playgrounds, areas set aside for outdoor recreation, scenic view, pedestrian, equestrian, or bike and other trails.
- G. Areas set aside for temporary overnight camping and recreation.
- H. Parkway panels.
- I. Electric lines and related facilities and other public utilities.

9442. LIMITATION ON USES. Every use permitted in Zone O-S shall be subject to the following conditions and limitations:

- A. There shall be no retail sales or commercial recreation except as authorized by Conditional Use Permit pursuant to the following Section.
- B. No building, structure or improvement shall be erected or constructed on said premises except upon approval by the Development Review Board, with the following exceptions:
 1. Electric lines and related facilities including roads, streets, and highways necessary to facilitate the same.
 2. Rivers, bodies of water, flood control channels and water storage facilities publicly owned or devoted to the public use.
 3. Parks, playgrounds, golf courses and recreation areas publicly owned or devoted to the public use.
 4. Parkway panels.
 5. Public utility facilities.
- C. Except where otherwise authorized by this part, the keeping of such domestic animals in such number and subject to the terms and provisions as authorized by Section 9326(4) and (5) pertaining to R-A uses.
- E. Each land occupier in Zone O-S shall comply with the terms and provisions of the C-1 Zone and specifically Section 9341.K of this Chapter at all times, pertaining to the storage of garbage, waste, refuse and trash, and the removal thereof.

9443. USES AUTHORIZED BY CONDITIONAL USE PERMIT. The following uses be provided and maintained, provided that a Conditional Use Permit has been obtained and continues in full force and effect:

- A. Buildings, structures and facilities necessary to preserve open space for the public health and safety, including police and fire facilities, and other public buildings.
- B. Retail sale of products from said premises on which so grown, including retail sales stands and facilities.
- C. Cafe, food and restaurant facilities.
- D. Private clubhouses, grounds and appurtenances maintained and operated as a recreational or social facility.
- E. Horse boarding and riding stables, provided the following conditions are also applied:
 1. Reasonable conditions shall be imposed regulating or governing dust, manure, noise, and flies.
 2. No Conditional Use Permit shall authorize the scheduling or conducting or maintenance of horse racing, horse acrobatics, rodeos, horse shows or other public displays of horsemanship.
- F. Commercial recreational uses.
- G. Storage and parking facilities for recreation vehicles.

- H. Electric transmission substations and appurtenant facilities.
- I. The grazing of cattle or horses, provided:
 - 1. The grazing of cattle or horses or both on a lot having an area of less than five acres be limited to horses or cattle owned by the land occupier and shall not exceed more than one horse or one cow per acre.
 - 2. The grazing of cattle or horses, or both on land having an area of five or more acres shall not be a part of, or conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy.
 - 3. That no building, structure, pens or corrals designed or intended to be used for housing or concentrated feeding of such stock be used, developed, or maintained on said premises for such grazing other than racks for supplementary feeding, troughs for watering, and incidental fencing.
- J. Educational Institutions, provided:
 - 1. Educational institutions existing on the effective date of the Ordinance adopting this subsection shall not be required to obtain a Conditional Use Permit except that any expansion, development or reconstruction of any such existing educational institution in excess of fifty (50) percent thereof shall require a Conditional Use Permit.
 - 2. In connection with any educational institution use, temporary fireworks stands, where authorized by permit of the City Council, pursuant to and subject to the provisions of Section 3105.1, Bingo games, where authorized by permit issued under Article VI and subject to the terms and provisions of this Code pertaining to bingo games, carnivals, where authorized by permit issued pursuant to and subject to Article VI of this Code, and Christmas tree sales, where authorized by permit pursuant to and subject to Article VI of this Code, are allowable accessory uses.

(Added by Ord. 81-1)

No Conditional Use Permit shall be issued pursuant to this part except upon a finding in addition to all other findings and determinations required by this Chapter, that said Conditional Use Permit is in substantial compliance with the Open Space and Conservation Elements of the General Plan.

9444. VARIANCES. Notwithstanding any other term or provision of this Chapter to the contrary, variances from the terms and provisions of this part shall be granted only upon literal and strict interpretation and enforcement of Section 65911 of the Government Code, which as adopted by Statutes 1970, Chapter 1590, page 3317, reads:

"Variances from the terms of an Open Space Zoning Ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape and topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

"Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon such properties in the vicinity and zone in which such property is situated.

"This section shall be literally and strictly interpreted and enforced so as to protect the interest of the public in the orderly growth and development of cities and counties and in the preservation and conservation of open-space lands.

9445. PUBLIC DANCES AND ENTERTAINMENT. Public dance and entertainment where conducted on or in any use authorized by this Zone and where the same is owned and maintained or controlled by a governmental agency, church or school.

(Added by Ord. 98-9)

PART 2
CONDUCT IN GOVERNMENTAL FACILITIES
(Added by Ord. 75-8)

4220. UNLAWFUL ACTIVITY IN ANY PARK OR RECREATIONAL AREA. Within the limits of any park or recreational area within the City, it shall be unlawful for any person to do or commit or to cause or permit to be done any of the following:

- A.** To throw upon, along or across any public highway, street, roadway or driveway any missile capable of causing personal injury or damage to personal property, or to throw such missile at or towards, or in the vicinity of any vehicle standing or moving along, upon or across any section, highway, street, roadway or driveway.
- B.** To pick, dig, move, destroy, injure, mutilate or cut any tree, plant, shrub or bloom, flower or any portion thereof, growing therein.
- C.** To cut, break, injure, deface or destroy any structure, apparatus equipment or property therein, building, monument, sign, fence or bench, or any portion thereof, any mark, writing or printing, or to attach thereto any sign, card, display or other similar device.
- D.** To throw, place or dispose of, any garbage, refuse or trash in any place therein other than into a trash can or other receptacle maintained therein for that purpose.
- E.** To disturb the peace or quiet therein by any undue loud or unusual noise, or by tooting, blowing or sounding any automobile siren, horn or signal, or any noise making device, or any tumultuous conduct, or to use any vulgar, profane or indecent language therein.
- F.** To solicit in any manner or for any purpose therein, or to sell, or offer for sale, or to peddle any goods, wares or merchandise unless such act be done pursuant to concession or permit granted by the City of Lakewood; to solicit or attempt to solicit employment, business or contribution of money or other property from any person. Solicit as used in this subsection means to ask for the immediate payment of money or goods whether or not in exchange for goods, services or other consideration. (Amended by Ord. 99-3)
- G.** To enter any swimming pool, plunge, park or other recreational area when refused admission by the person or persons in charge thereof when the person so seeking to enter or who has entered has any contagious disease, infectious condition such as colds, ringworm, fevers, or infection with foot infections, skin lesions, carbuncle, pimples, inflamed eyes, ear discharges, excessive sunburn, abrasions which have not healed or a person who is wearing corn plasters, bunion pads, adhesive tape, rubber bandages or other type of bandages or who is afflicted with any conditions which have the appearance of being infectious or dangerous to the other persons using said pool, plunge or park or recreation area.
- H.** To bring on, use or possess any portable barbecue, grill, smoker, cooking equipment, apparatus, fire pit, or hibachi. The failure of any such person to remove the same upon demand of any City official is unlawful and is hereby declared a misdemeanor. Notwithstanding the foregoing, such violation may be designated an infraction by any peace officer. Each subsequent violation within twenty-four (24) hours shall be a misdemeanor. Any abandoned, unattended or unclaimed portable barbecue, grill, smoker, cooking equipment, apparatus, fire pit, or hibachi shall be confiscated by the City. (Added by Ord.2004-8)
- I.** To chew, drink, swallow or use food, drink, gum or tobacco in the pool area or to unnecessarily expectorate, spout water or engage in roughness or rowdiness within the pool area of any pool, plunge, or surrounding recreation area.
- J.** To violate any rules or regulations adopted by the City where said rules and regulations have been posted in at least three public places within said pool, plunge, park or recreation area. The superintendent, manager, or his designated deputy of any pool, plunge, park or recreation area shall have authority to evict any person from said pool, plunge, park or recreation area for violation of any of the provisions of this section or other provisions of this code or of any rules and regulations adopted by the City.

4220.1. OPERATION OF VEHICLES, MOTORCYCLES, MOTOR DRIVEN BICYCLES, BICYCLES OR SKATEBOARDS PROHIBITED EXCEPT WHERE DESIGNATED. No person shall operate any vehicle, or ride, or coast upon any motorcycle, or motor driven bicycle, or ride or coast upon any bicycle, or skateboard within any park and recreational area under the jurisdiction of the Department of Parks and Recreation of the City of Lakewood, unless within any road or off-street parking facility thereof, or any other facility provided specifically for the use of such vehicle, bicycle, or skateboard, or within such other area designated specifically by the Department of Parks and Recreation for such use. For the purpose of this section "park and recreation area" does not include any contiguous or abutting streets.

4220.2. UNLAWFUL TO REMAIN IN ANY PARK OR RECREATIONAL AREA WHEN ORDERED TO LEAVE. Within the limits of any park or recreational area within the City, it shall be unlawful for any person to enter any part or portion thereof or to remain thereon when such attendance has been barred by the City in the following circumstances:

A. Except as hereinafter provided, any person has the right to enter and remain in or on any portion or part of any park or recreational area within the City provided said person is not in violation of any provision of law, this Part or the Lakewood Municipal Code, and further provided that said person is not committing a nuisance or is not violating any law and is occupying said park and recreation area during the days or hours said facility is open to public use.

B. No person shall enter, or remain in after requested to leave by a City employee or a member of the Law Enforcement Agency, any enclosed pool area except for the purpose of using the pool therein or for the purpose of accompanying another person or child using said facility for its intended purpose. The City Council finds that the pool areas of the City's parks, within the fenced area thereof, are to be used only for the purpose of swimming recreational purposes and, accordingly, shall be occupied only by persons intending to or using said facilities for swimming and related purposes, as well as those persons who have accompanied swimming patrons for the purpose of observation or City employees. The use of said pool areas for the exercise of rights under the First Amendment is prohibited inasmuch as the same may interfere with the attention needed to safeguard patrons using said facility.

C. Except as provided in Subsection E, it shall be unlawful for any person to enter or remain on or in any park or recreational area within the City when said person, by his or her conduct, is in violation of any law, or is committing a nuisance; disturbing the peace; or is endangering the public peace, health and safety. Any person upon being advised by any City or enforcement officer that said person, by his or her conduct, is in violation of the provisions of this Section, or any other provision of law or this Code, and that said person is banned from a specified part of said park or recreational area for the aforementioned reasons, shall immediately vacate the area to which the ban applies for a period of at least twenty-four (24) hours. If any such person refuses to comply with the order to vacate said portion or part of any park or recreational facility, the Director of Recreation and Community Services, or any person in charge of said facility, shall serve on said person a written notice of the order to vacate said facility and the reasons sustaining said order to vacate. No person shall remain in said facility or return to the same in violation of the terms and provisions of said order to vacate for a period of twenty-four (24) hours.

D. In the event any person, after being served with an order to vacate, should thereafter return to any park or recreational facility or area to which the ban applies and commit any of the acts prohibited by this Section, the Director of Recreation and Community Services, or his or her authorized deputy, may serve on said person a written notice that said person is banned from said area for a period of time in excess of twenty-four (24) hours, as specified in said notice, and furthermore setting forth the reasons justifying said ban. Said notice shall specify that the person to whom the ban applies may have a hearing on said charges before the Director of Recreation and Community Services which shall be held not less than ten (10) days and not more than thirty (30) days after the service of the ban notice under this subsection. At the hearing, the Director of Recreation and Community Services, or his or her authorized representative, shall hear all persons interested in the matter and reach a decision in writing at the time and place of hearing. Until said hearing is held, said person shall not enter or remain in any park or recreational facility to which the ban applies.

Any person aggrieved by the decision of the Director of Recreation and Community Services, or his or her authorized representative, has the right to appeal said decision in writing to the City Council for a public hearing. Said notice of appeal shall be filed with the City Clerk within ten (10) days of the decision of the Director of Recreation and Community Services, or his or her subordinate, and the City Clerk shall set the matter for hearing at the next regular meeting of the City Council held at least ten (10) days after receipt of said notice of appeal. Until the City Council hears said matter, said person is banned from entering or remaining in any such park or recreational facility. At the time of the hearing before the City Council, the City Council shall determine whether said ban is necessary in order to prevent the commission of a nuisance, the violation of any provision of law or this Code, or to protect the public peace, health and safety.

E. Except as provided in this Subsection, the provisions of Subsections C and D shall not be applied to any person exercising any right under the First Amendment within any park or recreational facility provided, however:

1. Said park and recreational area is open to public use as signified by the park and recreation office being open or a park and recreation employee being on the site.
2. No PA or amplifier equipment is used unless authorized by the Park Director.
3. Musical instruments are limited to six (6) in number unless additional instruments are authorized by the Park Director.
4. The activity shall not exceed two (2) hours in duration during any day unless authorized by the Park Director.
5. No equipment, chairs or vehicles are brought on or maintained in the park area unless authorized by the Park Director.
6. No signs other than temporary signs not exceeding 30 inches by 36 inches in size and which are carried by a person and not attached to any park property are brought on or maintained in the park area.
7. The exercise of said First Amendment right shall be peaceful and not so loud or boisterous as to disturb the peace, create a nuisance or cause a riot.
8. The occupancy and use of said premises shall not endanger the public health or safety of other persons occupying the same.
9. If the event is of a type which is or has been attended throughout the United States by gatherings of more than one hundred fifty (150) teenage or older persons, a permit shall first be obtained from the Park Director, and the Park Director shall issue such a permit if he or she finds that such occupancy will not interfere with the use of said facility by other patrons who would normally attend said park area during the time of said event and further will not endanger the public health and safety of other persons using said park area.
10. If at any time the number of persons attending said event exceeds one hundred (100) persons and no permit has been issued for said event, the promotor of said events and all persons attending said events shall immediately vacate said park facility when requested to do so by any personnel of the City or law enforcement agency.

In the event any of the aforementioned conditions are violated, said persons in violation thereof shall not remain on said premises after requested to leave by a City employee or a member of the law enforcement agency.

(Added by Ord. 95-2)

4221. PARKWAYS DEFINED. Parkways are defined as those areas located in that portion of dedicated roads, streets or highways which have been planted with lawn, bush, tree or plant vegetation. (Amended by Ord. 2020-6)

4221.1. PROHIBITED ACT ON PARKWAYS. It shall be unlawful for any person to do or commit, or to cause or permit to be done or committed, within or upon any such parkways any of the following:

- A. To pick, dig, remove, destroy, injure, mutilate top or cut any tree or root system, or any portion thereof growing therein.
- B. To cut, break, injure, deface remove or destroy any equipment or property therein, or sign, bench or monument placed thereon, or any portion thereof, or to make or place thereon or on any portion thereof any sign, card, mark, writing or printing, display or other similar device.
- C. To throw, place or dispose of any garbage, refuse or waste on or upon said area.
- D. To allow any vegetation, other than a City street tree, to grow to a height exceeding six (6) inches, or to place any sign, decoration, statue, lawn ornament, potted plant of any size, constructed planter, or device which will impede the safe ingress and egress of persons from vehicles parked at the curb or safe pedestrian use of the abutting sidewalk.
- E. To allow any water or electrical line, wiring, cord, or hose, to run across the parkway area from any adjacent property to any vehicle parked in the public right-of-way.
- F. To allow any storage of basketball hoops, skateboard ramps, bicycle ramps, or other sports equipment.

(Subsection D-F Added by Ord. 2005-8)(Amended by Ord. 2020-6)

4221.2 MAINTENANCE OF PARKWAY. The owner of the adjacent property shall be responsible for the installation, maintenance and irrigation of all plant materials in the parkway, except for the planting, trimming, and removal of City street trees. (Added by Ord. 2020-6)

4222. DOGS PROHIBITED. Notwithstanding the provisions of Section 4160 of this Code, no person owning or having charge, care, custody or control of any dog shall cause, permit or allow the same to enter, remain or be on any park and recreational area, as herein defined, within the City of Lakewood, unless pursuant to lawful permit.

Park and recreational area, as used in this subsection, means and includes any land or facility of the City of Lakewood under the jurisdiction of the Department of Parks and Recreation of the City of Lakewood set aside and designated as a public park or tot lot or other recreational area of the City of Lakewood, including any school grounds during the time a park and recreational program of the City of Lakewood is being conducted thereon. For the purposes of this subsection, park and recreational area does not include any exterior abutting streets, including the parkway area between the curb and sidewalk and the public sidewalk of such contiguous or abutting streets.

Notwithstanding any provision of this subsection to the contrary, the Director of Recreation and Community Services, or his designated deputy, may issue special permits for the conducting of dog obedience training courses within said area, provided that:

- A. The course is under the supervision of an adult who is experienced in dog handling, training, and obedience.
- B. Said course is confined to a location specified by the Superintendent.
- C. A responsible adult, organization or group conducts said course and files with the City Clerk any necessary indemnity agreement, including liability insurance in those amounts fixed by the Director. Any person participating in such a course and having charge, care, custody or control of any dog shall not cause, permit or allow the same to run at large within said park and recreational area and shall keep said dog restrained by a substantial chain or leash not exceeding six feet in length except when otherwise directed by the trainer.

This subsection shall be inapplicable to any person wholly or partially blind using a guide dog provided that said dog at all times is kept under the charge, care, custody or control of such person and is restrained by substantial chain, leash, or harness not exceeding six feet in length.

Any person going on, remaining on, entering or visiting the aforementioned premises in violation of the foregoing, or refusing to leave the aforementioned premises after having violated the foregoing provisions and having been requested to do so by an authorized officer, agent or law enforcement officer of the City of Lakewood is guilty of a misdemeanor.

4223. ENFORCEMENT. In addition to any Police Officer or member of the law enforcement agency, the Director of Recreation and Community Services, or any deputy or subordinate employee thereof, shall enforce the provisions of this part. (Amended by Ord. 95-2)

4224. SOLICITING IN CITY OR COUNTY BUILDINGS. No person shall solicit in any manner for any purpose in any city or county building.

4225. CITY-OWNED OFF-STREET PARKING FACILITIES NO OVERNIGHT PARKING. Pursuant to Section 22519 of the California Vehicle Code, no person shall allow any vehicle under his or her possession to enter or remain on any off-street parking facility owned by the City between the hours of 11 o'clock P.M. and 5 o'clock A.M., where signs giving notice thereof have been erected. The City Council by resolution may designate prohibited hours of parking different from above which shall be enforced whenever signs giving notice thereof have been erected.

(Added by Ord. 2003-7)

CITY OF LAKEWOOD

Facility Condition Assessment

Lakewood Equestrian Center

Asset 0042

Inspected April 2, 2024



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FACILITY CONDITION ASSESSMENT

SECTION 1

ASSET OVERVIEW

ASSET EXECUTIVE SUMMARY

All costs shown as Present Value

ASSET CODE 0042	CURRENT REPLACEMENT VALUE \$6,272,210
ASSET NAME LAKEWOOD EQUESTRIAN CENTER	FACILITY CONDITION NEEDS INDEX 0.99
ASSET USE Warehouse/Storage/Utility	FACILITY CONDITION INDEX 0.12
YEAR BUILT 1980	10-YEAR \$/SF 97.47
GSF 63,662	
INSPECTION DATE 04/02/2024	

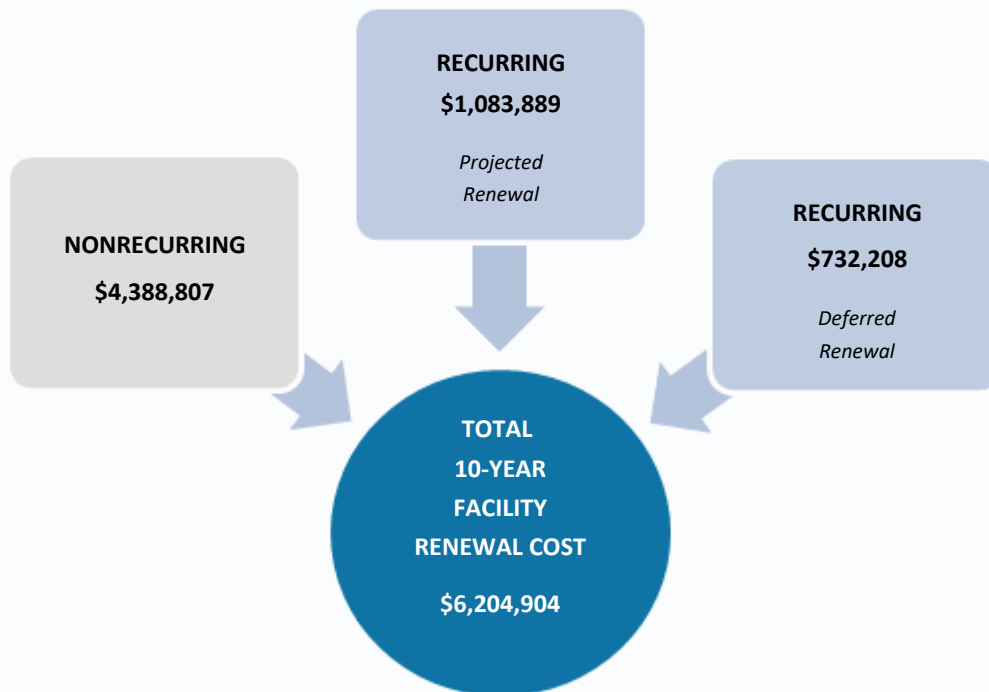
FCNI Scale

The FCNI for this asset is **0.99**

- Excellent Condition (typically new construction)
- Below Average Condition (major renovation required)
- Good Condition (maintained within lifecycle)
- Poor Condition (total renovation required)
- Fair Condition (normal renovations required)
- Replacement Indicated (unless historic)



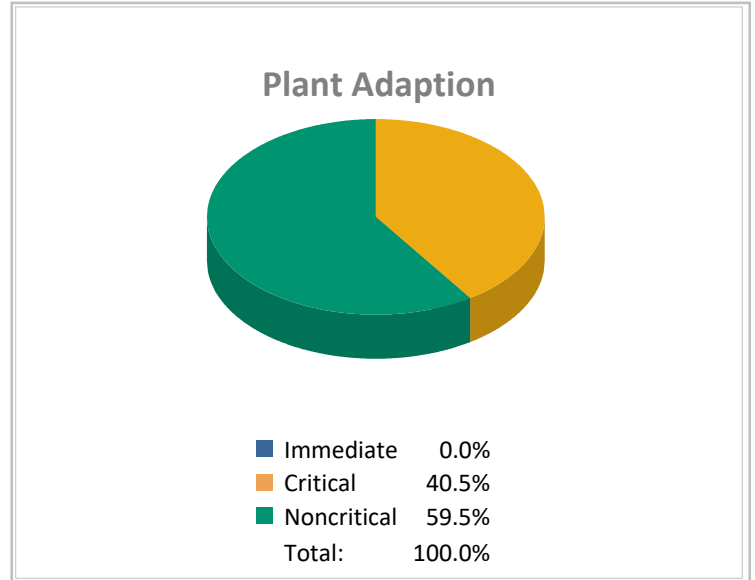
Total Facility Renewal Costs



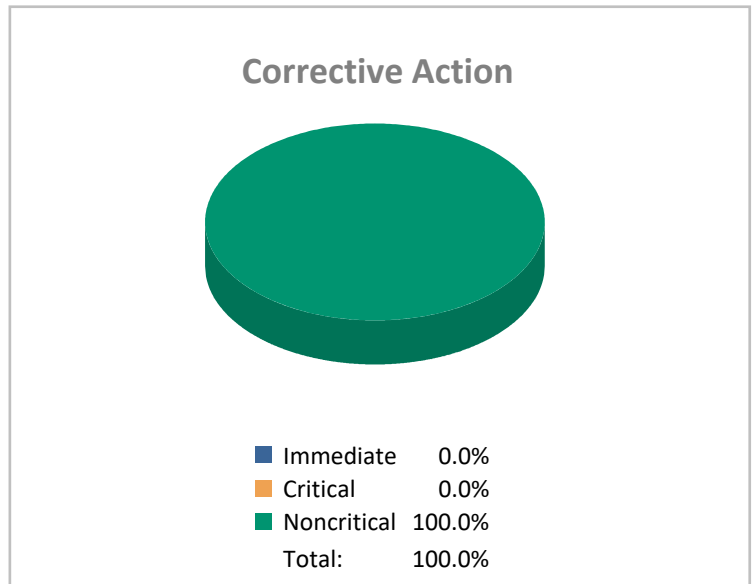
Nonrecurring Costs

Project Cost by Priority

PLANT ADAPTION	
1 - Immediate	\$0
2 - Critical	\$431,402
3 - Noncritical	\$632,490

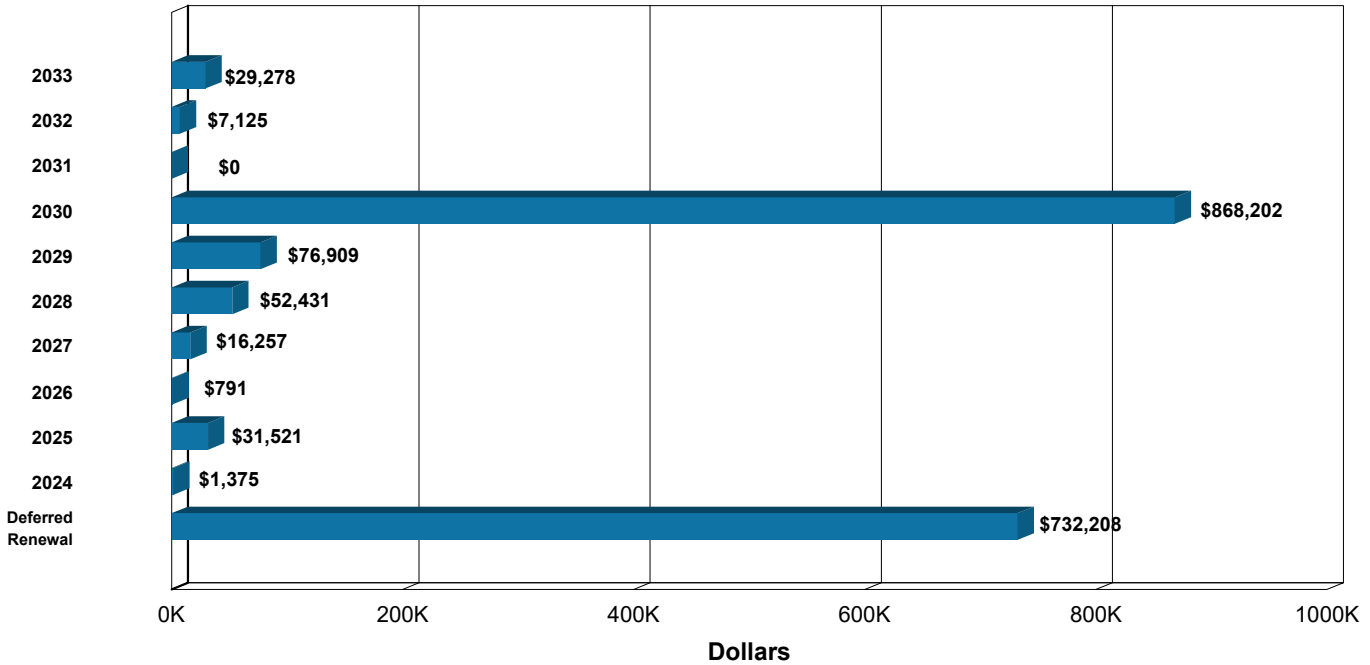


CORRECTIVE ACTION	
1 - Immediate	\$0
2 - Critical	\$0
3 - Noncritical	\$3,324,914

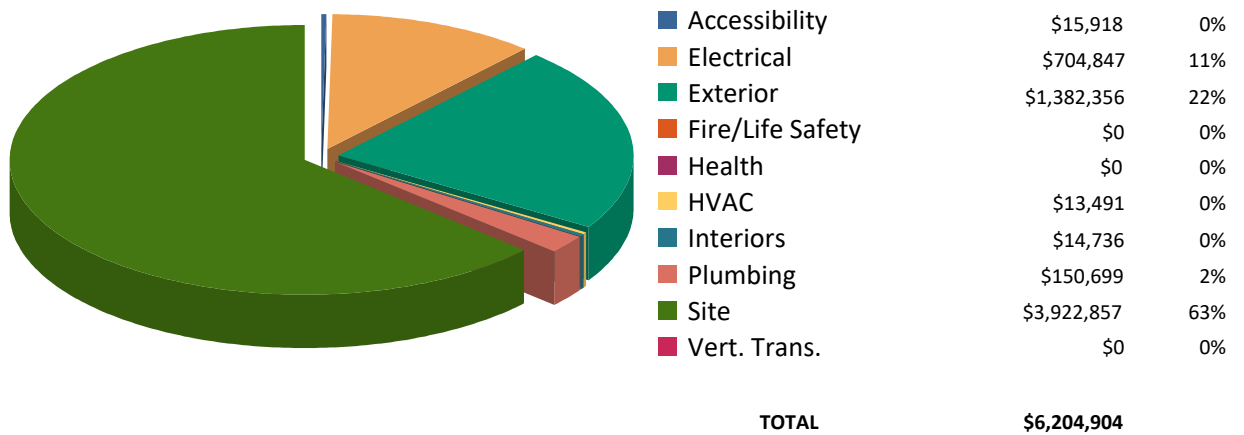


Recurring Costs

Component Replacement Cost by Year



Facilities Renewal Cost by System



Building Data by Structures Only

STRUCTURE NAME	CONST DATE	GSF	CRV	FCI	FCNI	TOTAL NEEDS
Office	1994	540	\$162,000	0.37	0.60	\$96,552
Restroom Bldg.	2016	360	\$159,900	0.00	0.05	\$7,878
Barn 1-29	1980	6,400	\$704,000	0.10	0.72	\$504,352
Barn 30-39	1980	3,150	\$346,500	0.10	0.82	\$284,387
Dressage	2007	300	\$22,500	0.00	0.14	\$3,206
Hay Barn	2020	825	\$247,500	0.00	0.01	\$3,166
Hay Storage 1	2021	616	\$30,800	0.00	0.00	\$0
Hay Storage 2	2024	616	\$30,800	0.00	0.00	\$0
Stalls 104-113	1994	3,600	\$90,000	0.03	0.15	\$13,213
Stalls 114-123	1994	3,600	\$90,000	0.02	0.14	\$12,455
Stalls 124-135	1994	3,600	\$90,000	0.03	0.17	\$15,325
Stalls 136-141	1994	1,728	\$43,200	0.03	0.17	\$7,473
Stalls 142-146 w/ Roof Expansion	2003/16	1,728	\$43,200	0.00	0.17	\$7,175
Stalls 147-151	2005	1,440	\$36,000	0.00	0.19	\$6,796
Stalls 152-158	1980	1,920	\$48,000	0.35	0.57	\$27,253
Stalls 159-169 w/ Wide Section	1980	2,940	\$73,500	0.66	0.86	\$63,310
Stalls 170-172	1980	525	\$65,625	0.24	0.69	\$45,222
Stalls 173-180	1980	1,152	\$28,800	0.75	1.15	\$32,977
Stalls 181-188	1980	864	\$21,600	0.79	1.29	\$27,785
Stalls 40-46	2002	3,250	\$81,250	0.03	0.13	\$10,862
Stalls 47-62	1980	5,890	\$147,250	0.66	0.96	\$141,240
Stalls 63-70	1980	1,120	\$28,000	0.62	1.01	\$28,258
Stalls 71-80	1980	3,456	\$86,400	0.66	0.85	\$73,244
Stalls 81-89 w/ Expansion	2002/07	3,044	\$76,100	0.00	0.17	\$12,915
Stalls 90-103	2003	3,456	\$86,400	0.00	0.23	\$20,090
North tack shed	2003	200	\$18,400	0.00	0.00	\$0
South tack shed	2003	140	\$18,400	0.00	0.00	\$0
Wooden tack shed 7	1980	120	\$15,447	1.00	1.00	\$15,447
Wooden tack shed 8	1980	120	\$15,447	1.00	1.00	\$15,447
Tack shed 9A	2002	200	\$15,447	0.00	0.00	\$0
Tack shed 9B	2002	200	\$15,447	0.00	0.00	\$0
Tack shed 10	2002	200	\$15,447	0.00	0.00	\$0
Tack shed 11	1980	200	\$15,447	1.00	1.00	\$15,447
Tack shed 12	1980	200	\$15,447	1.00	1.00	\$15,447
Tack shed 13	2002	200	\$15,447	0.00	0.00	\$0
Tack shed 14	1994	160	\$15,447	0.00	1.00	\$15,447
Tack shed 15	1994	160	\$15,447	0.00	1.00	\$15,447
Tack shed 16	1994	200	\$15,447	1.00	1.00	\$15,447
Tack shed 17	1994	200	\$15,447	1.00	1.00	\$15,447

STRUCTURE NAME	CONST DATE	GSF	CRV	FCI	FCNI	TOTAL NEEDS
Tack shed 18	1994	200	\$15,447	0.00	1.00	\$15,447
Tack shed 19	1994	200	\$15,447	0.00	1.00	\$15,447
Tack shed 20	2005	120	\$15,447	0.00	0.00	\$0
Tack shed 21	2007	120	\$15,447	0.00	0.00	\$0
Tack Shed with Wash Rack	1980	192	\$22,398	1.00	1.00	\$22,398
Wash Rack 1	1994	600	\$21,000	0.21	0.21	\$4,498
Wash Rack 2	1980	440	\$15,400	0.07	0.23	\$3,503
Barnyard Buddies Animal Yard	1980	2,500	\$312,500	0.00	0.00	\$0
Barnyard Buddies Canopy	1980	200	\$4,000	0.00	0.00	\$0
Barnyard Buddies Coup	1980	350	\$5,250	0.00	0.00	\$0
Barnyard Buddies Goat stalls	2023	720	\$18,000	0.00	0.00	\$0
Barnyard Buddies Horse Stalls	1980	1,700	\$42,500	0.00	0.00	\$0
Barnyard Buddies Office	1980	200	\$60,000	0.00	0.03	\$2,051
Barnyard Buddies Shelter	1980	700	\$28,000	0.00	0.94	\$26,328
Barnyard Buddies Site	1980	8,000	\$1,000,000	0.00	0.02	\$20,401
Barnyard Buddies Trailer	1980	400	\$50,000	0.00	0.00	\$0
All Exterior doors	1980	NA	\$56,666	0.81	1.00	\$56,666

ASSET SUMMARY

The Lakewood Equestrian Center is located at 11369 East Carson Street in Lakewood, California. The property covers about 19 acres, including land leased from Southern California Edison. The Equestrian Center has existed in some form since the 1950s. The City of Lakewood took over the property about 1980. Since then, the City and contracted operators have managed the Equestrian Center. The physical facilities include a modular office building, a restroom building, two barns, a hay storage facility, and 17 horse stall boarding facilities with associated tack sheds and wash areas. The Center also houses the Barnyard Buddies facilities including petting area and pony rides and four dry lots. The Equestrian Center also has nine arenas and eight turnouts.

Site

The site is in the floodplain of the San Gabriel River with access from East Carson Street. It includes roadways that were originally paved but have mostly deteriorated to the point that they appear to be unpaved dirt roadways. A concrete parking pad was constructed between the office and restroom buildings in 2018. This concrete pavement is in good condition and should not need to be replaced during the evaluation period although the pavement markings should be periodically restriped. Site drainage, especially in the arenas, is a known problem due to the high water table. Site lighting varies throughout the property. Although the site is not included in the assessment, significant needs were identified that need to be addressed. Therefore, multiple projects to improve the pavement, site drainage, electrical distribution, and site lighting are included in this report.

The arenas and turnouts do not drain well due to the high water table. Several areas of standing water were observed throughout the equestrian center. This creates a hazard for horses and their handlers. Install a system of underdrains below the arenas and turnouts. Connect to strategically located sump pumps that will convey the collected water to underground stormwater infiltration chambers.

The asphalt paving systems are in overall poor condition and represent a liability to the owner. The original asphalt pavements have not been maintained and most have deteriorated to the point that they appear as dirt roads. The remaining pavements, mainly near the entrance, have extensive block cracking. The overall poor condition of the pavements requires complete reconstruction.

Structures

The following paragraphs describe the individual facilities within the Equestrian Center. Each facility will be described to include the exterior structure, interior finishes, and accessibility.

Office – The modular office building was constructed about 1993 and installed at this site in 2016. The building has a flat roof covered with a single-ply membrane, probably TPO. The age of the roof is not known. The exterior walls and skirting are T-111 plywood with a painted finish. The rear (north) wall has two areas that have deteriorated due to leaks, probably from the roof.

Based on this condition, the roof and the exterior walls should be replaced. The windows are operable single-pane glass nearing the end of their normal service life and may need to be replaced during the evaluation period. The building has a steel entrance platform with a wheelchair ramp and steps. The entrance platform was probably installed new when the building was placed in its current location. The entrance has a pair of hollow-metal doors with glass lites and lever hardware. The doors are in good condition but need to be painted and the hardware will probably need to be replaced due to normal wear. The interior floors are mostly carpeted with vinyl tile in the storage room. The carpet is in good condition but will probably need to be replaced due to normal wear. The ceiling is a suspended grid system with lay-in acoustical tile and in good condition with no recommendations. The walls in the offices are painted and should be repainted due to normal wear. The storage room has FRP wall panels that are in good condition considering their age. However, replacement may be needed.

The entrance is accessible and on an accessible path from the adjacent accessible parking area. The doors are equipped with accessible hardware. The entry platform has a ramp and steps for entry. The ramp has continuous handrails on both sides, but the stairs have a handrail on one side only. To comply with the intent of ADA legislation, it is recommended that ADA-compliant handrails be installed at the entry steps, as required. The interior path of travel is generally free from obstructions and the interior doors have accessible hardware.

Restroom Building – The modular restroom building was installed in 2017 and has a flat roof covered by a single-ply TPO membrane. The roof is in good condition and should not need replacement. The exterior walls and skirting are painted T-111 plywood. While the siding is in good condition and should not need to be replaced, regular painting should prevent premature deterioration. The doors to the men’s and women’s restrooms are hollow-metal and equipped with commercial lever hardware and cypher locks. The doors should outlast the evaluation period provided they are painted on a regular basis. The door hardware may need to be replaced due to normal wear.

The interior floors are vinyl tile, the ceilings are a suspended grid system with lay-in acoustical tile, and the walls are covered with FRP wall panels. The restrooms have painted metal toilet and urinal partitions. The interior finishes are in good condition and should not need renewal during the evaluation period. The plumbing fixtures include wall-hung lavatories, flush tank water closets, and a urinal. They are in good condition with no recommendation.

The entrance is accessible and on an accessible path from the adjacent accessible parking area. The doors are equipped with accessible hardware.

Barn 1-29 – This barn is a steel-framed metal building with a square tubular steel frame. The barn has a center breezeway with stalls on either side and additional stalls on the west elevation. The barn has a corrugated metal roof with a factory finish that appears to be in good condition despite its age. However, due to its age it may need to be replaced or major restoration to extend its life. The exterior walls and the interior stall walls are constructed of composite metal clad wall panels that are rusting at the bottoms. Replacement of some panels will be needed while the remaining panels may last beyond the ten-year scope. All of the panels should be painted on a regular basis. Each stall has a sliding door for access. The doors appear to

be functional but near the end of their normal service life and may need to be replaced. This barn also has wooden shed structures on the north and south for additional storage. These storage sheds are included in the discussion of Tack Sheds.

Barn 30-39 – This steel-framed metal barn has a square tubular steel frame and ten stalls with exterior access on the east. The building is covered by a corrugated metal roof that is near the end of its normal service life and may need to be replaced during the evaluation period. The stalls are constructed with metal clad composite panels. Some surface rust was observed on the wall panels and painting will prevent further deterioration. The wall panels are nearing the end of their normal service life, and some may need replacement over the next 10 years. Each stall has a sliding door for access. While the doors appear to be functional, they are near the end of their normal service life and may need to be replaced. This barn has storage sheds on the north and south that are constructed of corrugated metal for the roofs and walls. The storage sheds are included in the discussion of Tack Sheds.

Hay Barn – The Hay Barn is a wood-framed structure constructed in 2020. It has a corrugated metal roof and siding with a factory finish. The roof and siding are in good condition and should not need replacement. The barn is divided into a work room and a hay storage room. Access to the work room is via a hollow-metal personnel door with knob hardware. The door is in good condition and should not need replacement, provided it is painted on a regular basis. A manually operated overhead door allows access for larger equipment and supplies. The hay storage room has unfinished wood walls and is accessed by an overhead door with an electric opener. The overhead doors are in good condition with no recommendations.

The work room has painted ceiling and walls and some cabinetry with a laminate countertop. The walls need to be repainted but the cabinetry should outlast the evaluation period. An interior door connects the work room to the hay storage room. The door is in good condition with no recommendations at this time.

Outside the hay barn are two fabric-covered structures for additional hay storage. One was installed in 2021 and the second in 2022. These structures consist of polyethylene fabric over a tubular steel frame. These structures should outlast the evaluation period.

Barnyard Buddies – The Barnyard Buddies area is located on the west side of the Equestrian Center. This facility provides farm and equestrian experiences for the public and includes an office building, a farm area with partially covered stalls, and a pony riding ring. The facilities were updated about 2022 and 2023. The office building is a Tuff Shed manufactured building that was installed in 2021. It has a sloped roof covered with architectural, dimensional asphalt shingles and a corrugated metal canopy at the front service area. The exterior is painted wood siding and the entrance doors are wood with commercial lever hardware. Windows are operable double-pane glass units. The exterior finishes and systems are nearly new and should not need restoration during the evaluation period. Interior finishes include painted ceilings and walls and vinyl laminate flooring. The interior finishes are in good condition and should not need renewal.

A new covered shelter for farm animals was constructed in 2023. The shelter has a corrugated metal roof supported on a structural steel frame with cold-formed metal stringers. This shelter is in good condition and should not need to be restored at this time. The facility also has a covered shelter on the east that is much older. The corrugated metal roof of this shelter is at the end of its normal service life and may need to be replaced. An old shed on the site was locked during the site visit and could not be observed on the inside. However, based on the condition of the exterior corrugated metal roof and siding and the estimated age, these sheds probably should be replaced. Similar sheds are discussed later in this report.

Boarding Stalls – Boarding stalls are located throughout the facility. Nearly all of the boarding stalls consist of 1-5/8-inch diameter pipe fencing creating stalls that vary in size from 12x24 feet to 24x24 feet. The pipe fencing is generally in good condition. However, due to its age and expected wear, some replacement can be expected during the evaluation period. The stalls are also either partially or fully covered by corrugated metal roofing supported on steel pipe columns and either wood or steel stringers. In general, these roofs are in poor condition with rusting noted throughout and some areas with active leaks. Replacement of most of these roofs will probably be necessary over the course of the ten-year period.

Boarding Stalls 170-172 and Tack Shed – Boarding stalls 170-172 are in an enclosed, wood-framed structure with a sloped, corrugated metal roof. The roof is beyond its normal service life and will probably need to be replaced. The exterior walls include wood siding on the front and corrugated metal siding on the rear and end walls. The wood siding will need to be painted soon. These stalls have wood Dutch doors with latch hardware. They are showing signs of wear and will probably need to be replaced.

Adjacent to these boarding stalls is a small wood-framed tack room. This building has a rolled roof that needs to be replaced with a more durable roof covering. A similar roof over the adjacent wash rack is covered with a tarp. The exterior wood walls are painted and should be repainted when the stalls are painted. The windows are single-pane glass in metal frames. They are beyond their normal service life and need to be replaced. The interior painted ceiling and wall finishes and the wood floor also need renewal.

Tack Sheds – A variety of tack sheds are located throughout the property, mainly associated with the boarding stalls. The Dressage office and storage are similar in age and construction. Most are manufactured metal buildings with corrugated metal roofs and siding. A few wood tack sheds were also observed. In general, the tack sheds are in fair to poor condition. Rather than refurbish the existing sheds, replacement with modern modular sheds is recommended.

Accessibility

Barns and sheds are considered working facilities, so most requirements of ADA legislation do not apply. Building access is at grade and the breezeways are open. However, some doors have knob hardware and accessibility legislation requires that door hardware be designed for people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that ADA compliant hardware be installed at all doors with knob hardware.

Health

No health-related issues were observed or reported at the time of the inspection.

Fire/Life Safety

This site is not serviced by central fire alarm or fire suppression systems. Local dry-chemical fire extinguishers are installed throughout the site. There are no recommendations for the installation of a central fire alarm system or fire suppression system.

HVAC

Heating and cooling are provided to the Office and Restroom buildings using exterior wall-mounted package terminal units with integrated electric heating elements and controlled by interior thermostats. While both units appear to be in working condition, the Office Building unit is operating beyond its statistical, efficient service life and is recommended for renewal. Both buildings are furnished with minimal HVAC ductwork from the exterior terminal unit to the various facility spaces. Both systems are in proper working condition with no recommendations for renewal at this time. The remainder of the site facilities are not equipped with any central heating or cooling and there are no recommendations for the installation of any additional HVAC systems.

Electrical

Power is delivered to the site from the local utility and terminates at one pad-mounted and multiple pole-mounted oil-filled transformers. The northernmost portion of the site does not have electrical service. The transformers, power poles, overhead transmission lines, and many of the pole-mounted light fixtures located to the south of the drainage canal are owned and operated by California Edison. One electric meter was observed for the Barnyard Buddies site and it is in good condition. One dry-type transformer rated for 50 kVA was observed near Arena E and is presumed to be in service for local network and cellular service. This transformer is in proper working condition. A general recommendation is that the area to the rear of the dry-type transformer be subject to ground maintenance to remove the small amount of vegetation overgrowth.

Approximately 26 of the various structures inspected at the site are furnished with secondary electric systems that are either rated for 208/120 volts or 240/120 volts. The visual inspection revealed no glaring physical deficiencies to most of the systems and equipment but some of the conduit has developed minor to moderate surface corrosion. It is estimated that the following 18 structures will require renewal within the next ten years due to age:

- Barn 1-29
- Barn 1-29 Shed
- Barn 30-39
- Barnyard Buddies Trailer
- Stalls 47-62
- Stalls 170-172
- Tack Shed (near Stalls 181-188)
- Tack Sheds 11, 12
- Tack Sheds 14, 15, 16
- Tack Sheds 17, 18, 19

- Wash Rack 2
- Wood Tack Sheds 7, 8

Multiple structures are equipped with standard secondary electrical circuit breaker panelboards that are rated for various amperage capacities. No visible deficiencies or damage was observed but the 100-amp panelboards installed at Barn 1-29 and Barn 30-39 will require renewal in the next ten years due to age.

There are 25 structures at the site that are equipped with fixed interior lighting systems that are connected to the secondary electric system. There has been very minimal renewal or replacement of the lighting systems at the site. Most of the luminaries observed were surface mount, four-foot, compact fluorescent fixtures that were equipped mostly with T12 lamps. The Office and Restroom Buildings have recessed compact fluorescent fixtures equipped with T8 and T12 lamps respectively. Some of the structures such as the Tack Sheds have single bulb type applications. The following 21 site facilities are recommended for new lighting due to age and/or condition:

- Barn 1-29
- Barn 1-29 Shed
- Barn 30-39
- Barnyard Buddies Trailer
- Dressage (Stephanie Field)
- Office Building
- Stalls 40-46
- Stalls 47-62
- Stalls 170-172
- Tack Shed (near Stalls 181-188)
- Tack Sheds 11, 12
- Tack Sheds 14, 15, 16
- Tack Sheds 17, 18, 19
- Wash Rack 1
- Wood Tack Sheds 7, 8

All of the new interior lighting systems should be modern, energy-efficient fixtures that incorporate LED lamps into their design.

Site roads, pathways, and many of the structures are served by exterior lighting connected to the secondary electrical system. Additionally, the areas and structures to the north are illuminated by solar powered lighting that is generally not included in this report assessment as it was determined that the occupant or user of the stall, tack shed, etc. was the owner of the equipment. Exterior lighting for the buildings and structures to the south are mostly surface-mounted type fixtures that are equipped with HID, LED, or flood lamp type applications. Approximately 60% of the exterior lighting observed is recommended for renewal due to age or condition. The following 18 structures have exterior lighting recommended for renewal:

- Barn 1-29
- Barn 1-29 Shed
- Dressage (Stephanie Field)
- Office
- Stalls 170-172
- Tack Sheds 11, 12
- Tack Sheds 14, 15, 16
- Tack Sheds 17, 18, 19
- Tack Shed (near Stalls 181-188)
- Wash Rack 1
- Wash Rack 2
- Wood Tack Sheds 7, 8

The main entry road is equipped with 20+ foot, metal pole, single lamp light fixtures that appear to be in proper working condition. While the equipment is in fair condition, it should be anticipated that the lamps will require renewal due to age. There are no recommendations for the replacement of the poles themselves.

As part of any future expansion or renovation, it is recommended that the northernmost section of the site be provided with residential grade electrical service. This includes the installation of a new central panelboard and associated site distribution. Additionally, install additional pole-mounted lighting as needed.

The Equestrian Center is located within proximity to utility-owned, high voltage electrical power transmission lines and associated steel poles. Fencing, railing, and structures that are constructed of metal can potentially generate an induced electrical charge as a result of the electromagnetic field that is produced from electrical power lines. It is recommended that the entire site be surveyed and that a fixed electrical grounding system be installed in conjunction with local, state, and federal safety regulations including but not limited to National Electric Code Article 250 and the National Electric Safety Code Section 23.

Plumbing

Potable water to the site is delivered from the utility through an underground distribution system that is connected to a six-inch backflow preventer. Installed in 2015, the backflow is located to the southeast and is in good condition. There are no recommendations at this time.

The Restroom Building is equipped with a potable water supply and wastewater drain system. It is presumed that both piping systems are constructed of PVC based on the construction standards for manufactured structures such as that facility. The building is provided with hot water using an instantaneous electric water heater located under the sink. Based on the age of the structure, the piping systems should have significant remaining service life. The water heater will require renewal due to diminishing life.

There are an additional 24 structures on the site that are equipped with supply piping systems that provide fresh water for livestock and horses and for washing the animals. Most of the piping material is galvanized steel with some areas of PVC replacement and repair. While no glaring deficiencies were observed, it should be anticipated that eleven of the structures will require reinvestment due to age and condition. The following are the structures recommended for supply piping renewal in the next ten years:

- Barn 1-29
- Barn 30-39
- Barnyard Buddies Trailer
- Stalls 47-63
- Stalls 63-70
- Stalls 71-80
- Stalls 152-158
- Stalls 159-169
- Stalls 170-172
- Stalls 173-180
- Stalls 181-188

The Stalls, Barns, and Barnyard Buddy facilities are furnished with approximately 186 automatic waterers and stock tanks for the animals. The waterers are a combination of steel and PVC and vary in age and condition. Over the next ten years, it should be anticipated that 150 of these plumbing fixtures will require renewal.

Note: The renewal needs outlined in this report were identified from the visual inspection and staff interviews. Our professional architectural and engineering inspectors examined the accessible equipment and various building components to determine what repairs or modifications may be necessary to restore the systems and asset to an acceptable condition, or to a level defined by the Client. The estimated costs represent correction of existing deficiencies and anticipated lifecycle failures within a ten-year period. These recommendations are to bring the facility to modern standards without any anticipation of change to facility space layout or function. The total costs include variable project delivery costs as determined by the Owner. The costs developed do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, security, furniture, window treatment, space change, program issues, relocation, swing space, contingency, or costs that could not be identified or determined from the visual inspection and available building information.

INSPECTION TEAM DATA

Report Development

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Date of Inspection

April 2, 2024

Inspection Team Personnel

NAME	POSITION	SPECIALTY
Rob Camperlino	Facility Assessor	Mechanical, Electrical, Plumbing, Energy, Fire/Life Safety, Health
Ric Gibbs, PE	Facility Assessor	Interior Finishes, Exterior Structure, ADA Compliance, Site, Fire/Life Safety, Health

Client Contact

NAME	POSITION
Jack Wopschall, MPA	Senior Management Analyst

DEFINITIONS

The following information is a clarification of the Facility Condition Assessment report using example definitions.

Overview

Recurring and Nonrecurring Facility Renewal Costs

Facility renewal costs are divided into two main categories – recurring and nonrecurring. Recurring costs are cyclical and consist primarily of major repairs to or replacement/rebuilding of facility systems and components (e.g., roof or HVAC system replacement at or past the end of its normal useful life). The tool for projecting the recurring renewal costs is the Renewable Component Inventory, which is explained in detail below. Nonrecurring costs typically consist of modifications or repairs necessary to comply with fire/life safety or accessibility code requirements or to address isolated, nonrecurring deficiencies that could negatively affect the structure of the facility or the systems and components within. For these nonrecurring costs, projects have been developed and include estimated material and labor costs.

Facility Condition Needs Index (FCNI)

The FCNI provides a lifecycle cost comparison. It is a ratio of the sum of the recurring and nonrecurring renewal costs over ten years to the current replacement value of the asset. The current replacement value is based on replacement with current construction standards for the facility use type, and not original design parameters. This index gives the city a comparison within all buildings for identifying worst case/best case building conditions.

$$\text{FCNI} = \frac{\text{Nonrecurring Projects} + \text{10-Year Recurring Component Renewal}}{\text{Current Replacement Value}}$$

Facility Condition Index (FCI)

The FCI is a ratio of the Deferred Renewal costs to the current replacement value.

$$\text{FCI} = \frac{\text{Deferred Renewal}}{\text{Current Replacement Value}}$$

Material and Labor Cost Factors and Additional Markups

The project costs are adjusted from the national averages to reflect conditions in Lakewood using the R. S. Means City Cost Index for material and labor cost factors. The percentage adjustment of the national average is shown in the table below. Also included in the renewal costs are the construction markup (general contractor profit and overhead, construction management, permitting, accounting, site security, insurance, bonds, sales tax, institutional fees, site utilities, refuse fees, and insurance) and professional fees (architect or engineer design fees and in-house design costs).

GLOBAL MARKUP	%
Local Labor Index	126.1
Local Materials Index	97.1
Construction Markup	20.0
Professional Fees	16.0

Recurring Costs

Renewable Component Inventory and Cost Projections

The Renewable Component Inventory (starting on page 4.1.1) is based on industry standard lifecycle expectancies applied to an inventory of major systems and components within a facility. Each indicated component has the following associated information:

CATEGORY	DESCRIPTION
Component Code	A four-digit code assigned by AMS to the component
Component Description	Description of the individual component
Identifier	Identifying information can be entered as necessary.
Customer ID	Customer-provided equipment ID number
Location	The location of each component can be entered if applicable.
Quantity	The quantity of the listed component
Units	The unit of measure associated with the quantity
Complexity Factor	Adjusts the component replacement costs when it is anticipated that the actual cost will deviate from the average for that component
Total Cost	The unit cost multiplied by quantity, in today's dollars (note that this is a one-time renewal/replacement cost)
Install Date	This is the year that the component was or is estimated to have been installed. When this data is not available, the default is the year the asset was constructed.
Useful Life	Average life expectancy of the component
Useful Life Adjustment	An optional adjustment that lengthens or reduces the first lifecycle of the component
Replacement Year	Expresses when the next replacement should occur and is the sum of the install date, useful life, and any useful life adjustment

The component listing forms the basis of the Recurring Costs by Year report, which provides a year-by-year list of projected recurring renewal costs (in future year dollars) over the next ten years. Each individual component is assigned a replacement year based on lifecycles. For items already past the end of their lifecycle, the replacement year is shown as Deferred Renewal.

For a longer term perspective, the Recurring Component Expenditure Projections Graph presents recurring renewal cost projections over a 50-year period (starting from the date the report is run) based on each individual item's renewal cost and life span. Some components might require renewal several times within the 50-year model, while others might not occur at all. The vertical bars on the graph represent the accumulated total costs for each individual year. The average annual cost per gross square foot (\$/GSF) is shown at the bottom of the graph. In this calculation, costs are not escalated. This figure can be utilized to assess the adequacy of existing capital renewal and repair budgets.

Recurring Cost Classifications

- **Deferred Renewal**
Recurring repairs, generated by the Renewable Component Inventory, that are past due for completion and have not yet been accomplished as part of normal maintenance or capital repair efforts. Further deferral could impair the proper functioning of the facility. Deferred Renewal upgrades should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to effect the needed repairs.
- **Projected Renewal**
Recurring renewal efforts, generated by the Renewable Component Inventory, that will be due within the scope of the assessment. These are regular or normal facility maintenance, repair, or renovation efforts that should be planned in the near future.

Nonrecurring Costs

As previously mentioned, modifications or repairs necessary to comply with fire/life safety or accessibility code requirements and those that address isolated, nonrecurring deficiencies that could negatively affect the structure of the facility or the systems and components within are not included in the Renewable Component Inventory. For each such deficiency identified during the facility inspection, a project with an estimated cost to rectify said deficiency is recommended. These projects each have a unique identifier and are categorized by system type, priority, and classification, which are defined below. The costs in these projects are also indexed to local conditions and markups applied as the situation dictates.

Project Number

Each project has a unique number consisting of three elements, the asset identification number, system code, and a sequential number assigned by the FCA software. For example, the third fire/life safety project identified for asset 0001 would have a project number of 0001FS03 (0001 for the asset number, FS for fire/life safety, and 03 being the next sequential number for a fire/life safety project).

Project Classifications

- **Plant Adaption**
Nonrecurring expenditures, stored in the Projects module, required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g., accessibility), facility alterations required by changing teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).
- **Corrective Action**
Nonrecurring expenditures, stored in the Projects module, for repairs needed to correct random and unpredictable deficiencies. Such projects are not related to aligning a building with codes or standards. Deficiencies classified as Corrective Action could have an effect on building aesthetics, safety, or usability.

Priority Classes

Recurring renewal needs do not receive individual prioritization, as the entire data set of needs in this category is year-based. Each separate component has a distinct need year, rendering further prioritization unnecessary. Each nonrecurring renewal project, however, has a priority assigned to indicate the criticality of the recommended work. The prioritization utilized for this subset of the data is as follows.

- **Priority 1 – High**
Items in this category include:
 - a. correcting a cited safety hazard
 - b. stopping accelerated deterioration
 - c. returning a facility to normal operation
- **Priority 2 – Medium**
Items in this category include:
 - a. repairs to prevent further deterioration
 - b. improvements to facility approach/entry and access to goods and services (DOJ ADA title III, priorities 1 and 2)
 - c. correction of potential safety hazards

- **Priority 3 – Low**

Items in this category include:

- a. improving access to restrooms and other amenities (DOJ ADA title III, priorities 3 and 4)
- b. bringing a facility into compliance with current building codes as grandfather clauses expire
- c. increasing usability following an occupancy or use change
- d. actions that are recommended but not required by code

Project Subclass

Subclass ratings are assigned to accessibility upgrade activities based on the four Department of Justice priority rankings recommended by the Title III regulations for planning readily achievable barrier removal projects. These ratings are:

- DOJ1 Accessible approach and entrance
- DOJ2 Access to goods and services
- DOJ3 Access to restrooms
- DOJ4 Any other necessary measures

Category Codes

CATEGORY CODE	SYSTEM DESCRIPTION
AC1A – AC4B	ACCESSIBILITY
EL1A – EL8A	ELECTRICAL
ES1A – ES6E	EXTERIOR STRUCTURE
FS1A – FS6A	FIRE/LIFE SAFETY
HE1A – HE7A	HEALTH
HV1A – HV8B	HVAC
IS1A – IS6D	INTERIOR FINISHES/SYSTEMS
PL1A – PL5A	PLUMBING
SI1A – SI4A	SITE
VT1A – VT7A	VERTICAL TRANSPORTATION

<i>Example:</i> Category Code = EL5A	
EL	System Description
5	Component Description
A	Element Description

Priority Sequence

A Priority Sequence number is automatically assigned to each project to rank the projects in order of relative criticality and show the recommended execution order. This number is calculated based on the Priority Class and identified system of each project.

<i>Example</i>			
Priority Class	Category Code	Project Number	Priority Sequence
1	HV2C	0001HV04	01
1	PL1D	0001PL02	02
2	IS1E	0001IS06	03
2	EL4C	0001EL03	04

Drawings

Floor plans for this facility are provided as a reference.

Photographs

A code shown on the Photo Log identifies the asset number, photo sequence, and a letter designation for architect (a) or engineer (e).

<i>Example:</i> Photo Number: 0001006e	
0001	Asset Number
006	Photo Sequence
e	Engineering Photo

FACILITY CONDITION ASSESSMENT

SECTION 2

**COST SUMMARIES
AND TOTALS**

RENEWAL NEEDS MATRIX

All dollars shown as Present Value

CATEGORY	NONRECURRING PROJECT NEEDS			RECURRING COMPONENT REPLACEMENT NEEDS											
	Immediate	Critical	Noncritical	Deferred Renewal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
ACCESSIBILITY	0	15,918	0	0	0	0	0	0	0	0	0	0	0	0	\$15,918
EXTERIOR	0	0	0	583,149	1,375	15,229	0	0	33,056	76,909	644,150	0	0	28,487	\$1,382,356
INTERIOR	0	0	0	0	0	0	0	0	11,097	0	0	0	3,640	0	\$14,736
PLUMBING	0	0	0	50,105	0	0	0	3,491	8,278	0	85,339	0	3,486	0	\$150,699
HVAC	0	0	0	13,491	0	0	0	0	0	0	0	0	0	0	\$13,491
FIRE/LIFE SAFETY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0
ELECTRICAL	0	0	451,614	85,463	0	16,291	0	12,766	0	0	138,713	0	0	0	\$704,847
SITE	0	415,484	3,505,791	0	0	0	791	0	0	0	0	0	0	791	\$3,922,857
VERT. TRANS.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0
HEALTH/EQUIP.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0
SUBTOTAL	\$0	\$431,402	\$3,957,404	\$732,208	\$1,375	\$31,521	\$791	\$16,257	\$52,431	\$76,909	\$868,202	\$0	\$7,125	\$29,278	\$6,204,904
TOTAL NONRECURRING PROJECT NEEDS			\$4,388,807	TOTAL RECURRING COMPONENT REPLACEMENT NEEDS										\$1,816,097	

CURRENT REPLACEMENT VALUE	\$6,272,210
FACILITY CONDITION NEEDS INDEX	0.99
FACILITY CONDITION INDEX	0.12

GSF	TOTAL 10-YEAR FACILITY RENEWAL NEEDS	10-YEAR NEEDS/SF
63,662	\$6,204,904	\$97.47

RENEWAL NEEDS BY SYSTEM

All costs shown as Present Value

CATEGORY	NONRECURRING PROJECT COSTS	RECURRING COMPONENT REPLACEMENT COSTS	TOTAL 10-YEAR FACILITY RENEWAL COSTS
ACCESSIBILITY	\$15,918	\$0	\$15,918
EXTERIOR	\$0	\$1,382,356	\$1,382,356
INTERIOR	\$0	\$14,736	\$14,736
PLUMBING	\$0	\$150,699	\$150,699
HVAC	\$0	\$13,491	\$13,491
FIRE/LIFE SAFETY	\$0	\$0	\$0
ELECTRICAL	\$451,614	\$253,233	\$704,847
SITE	\$3,921,274	\$1,582	\$3,922,857
VERT. TRANS	\$0	\$0	\$0
HEALTH	\$0	\$0	\$0
TOTALS	\$4,388,807	\$1,816,097	\$6,204,904

FACILITIES RENEWAL PLAN
RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		BARN 1-29 SHEDS	B2010	Deferred Renewal	3,143
0042 EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	CORRUGATED METAL		BARN 30-39 SHEDS	B2010	Deferred Renewal	4,224
0042 EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	METAL CLAD WALL PANELS		BARN 30-39	B2010	Deferred Renewal	15,716
0042 EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	METAL CLAD WALL PANELS		BARN 1-29	B2010	Deferred Renewal	25,439
0042 EF04	EXTERIOR DOOR OR WINDOW APPLIED FINISH			ALL EXTERIOR DOORS	B2010	Deferred Renewal	53,049
0042 EW08	WALL, EXTERIOR, SIDING, T-111 PLYWOOD	PAINTED		OFFICE	B2010	Deferred Renewal	30,084
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 11	B2010	Deferred Renewal	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 12	B2010	Deferred Renewal	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 16	B2010	Deferred Renewal	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 17	B2010	Deferred Renewal	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 7	B2010	Deferred Renewal	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 8	B2010	Deferred Renewal	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED w WASH RACK	B2010	Deferred Renewal	25,749
0042 DR10	DOOR AND FRAME, EXTERIOR, SWINGING, WOOD STANDARD			BARN 1-29 SHEDS	B2030	Deferred Renewal	3,240
0042 RR03	ROOF - 1-PLY, UNBALLASTED	TPO		OFFICE	B3010	Deferred Renewal	11,523
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 170-172	B3010	Deferred Renewal	10,682

FACILITIES RENEWAL PLAN
RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 181-188	B3010	Deferred Renewal	16,023
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 63-70	B3010	Deferred Renewal	17,803
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 152-158	B3010	Deferred Renewal	17,803
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 173-180	B3010	Deferred Renewal	21,364
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		STALLS 47-62	B3010	Deferred Renewal	105,040
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 159-169	B3010	Deferred Renewal	53,410
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 71-80	B3010	Deferred Renewal	62,312
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 152-158	D2010	Deferred Renewal	1,307
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 170-172	D2010	Deferred Renewal	1,307
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 159-169	D2010	Deferred Renewal	2,178
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 63-70	D2010	Deferred Renewal	2,178
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 47-62	D2010	Deferred Renewal	3,050
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 71-80	D2010	Deferred Renewal	3,050
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 173-180	D2010	Deferred Renewal	3,486
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 181-188	D2010	Deferred Renewal	3,486
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 47-62	D2010	Deferred Renewal	3,921

FACILITIES RENEWAL PLAN
RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		BARN 30-39	D2010	Deferred Renewal	4,357
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		BARN 1-29	D2010	Deferred Renewal	12,200
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 124-135	D2010	Deferred Renewal	3,050
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 104-113	D2010	Deferred Renewal	3,050
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 114-123	D2010	Deferred Renewal	2,178
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 136-141	D2010	Deferred Renewal	1,307
0042 HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	PTAC W/ ELECTRIC HEAT	0000000425	OFFICE, EXTERIOR	D3050	Deferred Renewal	13,491
0042 LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE FLOOD		STALLS 170-172	D5020	Deferred Renewal	1,101
0042 LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE FLOOD		WASH RACK 2	D5020	Deferred Renewal	1,224
0042 LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE, SINGLE LAMP		OFFICE, EXTERIOR	D5020	Deferred Renewal	1,224
0042 LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE HID		STALLS 170-172	D5020	Deferred Renewal	2,448
0042 LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	FLOOD LIGHTING		WASH RACK 1, EXTERIOR	D5020	Deferred Renewal	2,448
0042 LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE T12 LIGHTING		BARN 1-29, EXTERIOR	D5020	Deferred Renewal	3,671
0042 LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	RECESSED T12		OFFICE, BLDG WIDE	D5020	Deferred Renewal	12,259
0042 LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 170-172	D5020	Deferred Renewal	2,816

FACILITIES RENEWAL PLAN
RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		WASH RACK 1, BLDG WIDE	D5020	Deferred Renewal	2,723
0042 LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		BARN 1-29	D5020	Deferred Renewal	36,161
0042 LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		BARN 1-29 SHED	D5020	Deferred Renewal	1,109
0042 LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		BARN 30-39	D5020	Deferred Renewal	15,597
0042 LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 40-46	D5020	Deferred Renewal	2,682
0042 EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		STALLS 170-172	B2010	2024	1,375
0042 DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL			BARN 30-39 SHEDS	B2030	2025	6,709
0042 DR10	DOOR AND FRAME, EXTERIOR, SWINGING, WOOD STANDARD	DUTCH DOORS		STALLS 170-172	B2030	2025	6,479
0042 DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LATCH		STALLS 170-172	B2030	2025	2,041
0042 LE07	COM EXTERIOR POLE ARM FIXTURE STD (LPS, HPS, MH) NO POLE OR ARM	HID POLE LAMPS		SITE PARKING AND ROADWAYS	D5020	2025	16,291
0042 SI23	CONCRETE VEHICULAR PAVING - STRIPE			ACCESSIBLE PARKING	G2020	2026	791
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 40-46	D2010	2027	1,307
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 81-89	D2010	2027	436
0042 WH32	WATER HEATER (ELECTRIC INSTANTANEOUS)	INSTANT DWH	0000000422	RESTROOM BLDG, MENS ROOM	D2020	2027	1,748

FACILITIES RENEWAL PLAN
RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	LED LIGHTING		DRESSAGE (STEPHANIE FIELD)	D5020	2027	2,448
0042 LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	INTERIOR LIGHTING		BARNYARD BUDDIES TRAILER	D5020	2027	9,081
0042 LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		DRESSAGE (STEPHANIE FIELD)	D5020	2027	1,238
0042 DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		OFFICE	B2030	2028	1,360
0042 DR37	DOOR LOCK, SECURITY, EXTERIOR	CYPHER LOCK		RESTROOM BLDG	B2030	2028	1,430
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		BARNYARD BUDDIES SHELTER	B3010	2028	30,266
0042 IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, KNOCK-DOWN		OFFICE	C3010	2028	5,147
0042 IW12	WALL FINISH - PANEL, MEDICAL / LABORATORY APPLICATION	FRP PANELS		OFFICE	C3010	2028	2,578
0042 IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD	CARPET SQUARES		OFFICE	C3020	2028	3,371
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 142-146	D2010	2028	436
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 90-103	D2010	2028	1,307
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 142-146	D2010	2028	1,743
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 90-103	D2010	2028	4,793
0042 EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED SIDING		RESTROOM BLDG	B2010	2029	4,518

FACILITIES RENEWAL PLAN
RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 14	B2010	2029	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 15	B2010	2029	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 18	B2010	2029	17,758
0042 TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 19	B2010	2029	17,758
0042 DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		RESTROOM BLDG	B2030	2029	1,360
0042 EW03	WALL, EXTERIOR, SIDING, METAL CORRUGATED, V-BEAM, OR RIBBED	PAINTED		STALLS 170-172	B2010	2030	11,593
0042 EW03	WALL, EXTERIOR, SIDING, METAL CORRUGATED, V-BEAM, OR RIBBED	CORRUGATED, FACTORY FINISH		BARN 30-39 SHEDS	B2010	2030	19,941
0042 EW17	PREFINISHED METAL EXTERIOR CLADDING – PERMANENT JOINT	COMPOSITE METAL CLAD PANELS		BARN 30-39	B2010	2030	123,538
0042 EW17	PREFINISHED METAL EXTERIOR CLADDING – PERMANENT JOINT	COMPOSITE METAL CLAD PANELS		BARN 1-29	B2010	2030	188,396
0042 DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	METAL CLAD COMPOSITE, SLIDING		BARN 30-39	B2030	2030	22,364
0042 DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	METAL CLAD COMPOSITE, SLIDING		BARN 1-29	B2030	2030	64,855
0042 DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	SLIDING		BARN 30-39	B2030	2030	6,802
0042 DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	SLIDING		BARN 1-29	B2030	2030	19,726
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		BARN 30-39	B3010	2030	56,971

FACILITIES RENEWAL PLAN
RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		BARN 1-29	B3010	2030	129,965
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 147-151	D2010	2030	1,743
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	POTABLE WATER		BARNYARD BUDDIES TRAILER	D2020	2030	1,938
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL & PVC SUPPLY		STALLS 170-172	D2020	2030	2,289
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 181-188	D2020	2030	2,721
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 63-70	D2020	2030	2,791
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 173-180	D2020	2030	3,349
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 152-158	D2020	2030	3,721
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 159-169	D2020	2030	3,837
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		BARN 30-39	D2020	2030	15,261
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 71-80	D2020	2030	6,697
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 47-62	D2020	2030	9,987
0042 PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		BARN 1-29	D2020	2030	31,006
0042 PB13	PANELBOARD, 3 PH, 208/120V (<=150 AMP), INCL. BRK.	DISTRIBUTION PANELBOARD	0000000426	BARN 1-29, EXTERIOR	D5010	2030	5,785

FACILITIES RENEWAL PLAN
RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 PB13	PANELBOARD, 3 PH, 208/120V (<=150 AMP), INCL. BRK.	MAIN DISTRIBUTION PANEL	0000000429	BARN 30-39	D5010	2030	9,641
0042 SE14	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	SECONDARY ELECTRIC		BARNYARD BUDDIES TRAILER	D5010	2030	12,434
0042 SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 30-39	D5010	2030	25,803
0042 SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		STALLS 47-62	D5010	2030	16,083
0042 SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 1-29	D5010	2030	49,149
0042 SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 1-29 SHED	D5010	2030	2,272
0042 SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		WASH RACK 2	D5010	2030	2,803
0042 SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		STALLS 170-172	D5010	2030	6,212
0042 LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	FLOOD LIGHTING		BARN 1-29, EXTERIOR	D5020	2030	3,671
0042 LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 47-62	D5020	2030	4,861
0042 IW01	WALL FINISH - APPLIED, STANDARD	PAINTED		HAY BARN, WORK RM	C3010	2032	3,640
0042 FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 81-89	D2010	2032	3,486
0042 EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		BARNYARD BUDDIES OFFICE	B2010	2033	2,357

FACILITIES RENEWAL PLAN
 RECURRING COMPONENT REPLACEMENT COSTS

All costs shown as Present Value

ASSET CODE COMP CODE	COMPONENT	IDENTIFIER	CUSTOMER ID	LOCATION	UNI- FORMAT	REPLACEMENT YEAR	REPLACEMENT COST
0042 WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	OPERABLE, SINGLE-PANE GLASS		OFFICE	B2020	2033	21,657
0042 DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	GLASS LITES		OFFICE	B2030	2033	4,473
0042 SI23	CONCRETE VEHICULAR PAVING - STRIPE			ACCESSIBLE PARKING	G2020	2033	791
TOTAL							\$1,816,097

FACILITIES RENEWAL PLAN
NONRECURRING PROJECT COSTS

All costs shown as Present Value

PROJECT NUMBER	PROJECT TITLE	UNI-FORMAT	PRIORITY CLASS	PROJECT CLASSIFICATION	PROJECT COST
0042AC01	OFFICE BUILDING: IMPROVE BUILDING ENTRY ACCESSIBILITY	B2030	2	Plant Adaption	3,827
0042AC02	REPLACE DOOR HARDWARE	B2030	2	Plant Adaption	12,092
0042SI04	INSTALL SITE ELECTRICAL GROUNDING SYSTEM	G4010	2	Plant Adaption	415,484
0042EL01	PROVIDE NORTH SITE WITH ELECTRICITY AND SITE LIGHTING	G4010	3	Plant Adaption	451,614
0042SI01	BOARDING STALL RAILING REPLACEMENT	G2040	3	Plant Adaption	180,877
0042SI02	STORMWATER MANAGEMENT UPGRADES	G3030	3	Corrective Action	1,597,390
0042SI03	SITE VEHICULAR PAVING RENEWAL	G2030	3	Corrective Action	1,727,524
TOTAL					\$4,388,807

FACILITY CONDITION ASSESSMENT

SECTION 3

NONRECURRING
PROJECT DETAILS

All costs shown as Present Value

INSTALL SITE ELECTRICAL GROUNDING SYSTEM			
Project Number:	0042SI04	Category Code:	
Priority Sequence:	0	SI5B	
Priority Class:	Critical	System:	SITE
Project Class:	Plant Adaption	Component:	INFRASTRUCTURE
Date Basis:	5/7/2024	Element:	ELECTRICAL

Code Application:

NEC Article 250
 Not Applicable NESC Section 23

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) 1

Description

The Equestrian Center is located within proximity to utility-owned, high voltage electrical power transmission lines and associated steel poles. Fencing, railing, and structures that are constructed of metal can potentially generate an induced electrical charge as a result of the electromagnetic field that is produced from electrical power lines. It is recommended that the entire site be surveyed and that a fixed electrical grounding system be installed in conjunction with local, state, and federal safety regulations.

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install grounding system	LOT	1	\$170,000	\$170,000	\$75,000	\$75,000	\$245,000
Base Material/Labor Costs				\$170,000		\$75,000	
Indexed Material/Labor Costs				\$165,070		\$94,575	\$259,645
Construction Mark Up at 27.0%							\$70,104
Original Construction Cost							\$329,749
Date of Original Estimate:	5/7/2024					Inflation	\$0
Current Year Construction Cost							\$329,749
Professional Fees at 26.0%							\$85,735
TOTAL PROJECT COST							\$415,484

All costs shown as Present Value

OFFICE BUILDING: IMPROVE BUILDING ENTRY ACCESSIBILITY			
Project Number:	0042AC01	Category Code:	
Priority Sequence:	1	AC2A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	BUILDING ENTRY
Date Basis:	4/13/2024	Element:	GENERAL

Code Application:		Subclass/Savings:	Project Location:
ADAAG	403.6, 505	DOJ1 - Approach & Entrance	Item Only: Floor(s) 1

Description

The entry platform to the modular office building has a ramp and steps for entry. The ramp has continuous handrails on both sides, but the stairs have a handrail on one side only. To comply with the intent of ADA legislation, it is recommended that compliant handrails be installed at the entry steps, as required.

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system	LF	15	\$85.95	\$1,289	\$60.24	\$904	\$2,193
Base Material/Labor Costs				\$1,289		\$904	
Indexed Material/Labor Costs				\$1,252		\$1,139	\$2,391
Construction Mark Up at 27.0%							\$646
Original Construction Cost							\$3,037
Date of Original Estimate:	4/13/2024					Inflation	\$0
Current Year Construction Cost							\$3,037
Professional Fees at 26.0%							\$790
TOTAL PROJECT COST							\$3,827

All costs shown as Present Value

REPLACE DOOR HARDWARE			
Project Number:	0042AC02	Category Code:	
Priority Sequence:	2	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	4/13/2024	Element:	DOORS AND HARDWARE

Code Application:

ADAAG 309.4

Subclass/Savings:

DOJ2 - Access to Goods & Services

Project Location:

Campus-wide: Floor(s) 1

Description

Some doors are equipped with knob hardware. Accessibility legislation requires that door hardware be designed for people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that ADA compliant hardware be installed at all exterior entrances.

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant commercial-grade door hardware	EA	8	\$704	\$5,630	\$207	\$1,657	\$7,287
Base Material/Labor Costs				\$5,630		\$1,657	
Indexed Material/Labor Costs				\$5,467		\$2,089	\$7,556
Construction Mark Up at 27.0%							\$2,040
Original Construction Cost							\$9,597
Date of Original Estimate:	4/13/2024		Inflation			\$0	
Current Year Construction Cost							\$9,597
Professional Fees at 26.0%							\$2,495
TOTAL PROJECT COST							\$12,092

All costs shown as Present Value

PROVIDE NORTH SITE WITH ELECTRICITY AND SITE LIGHTING			
Project Number:	0042EL01	Category Code:	
Priority Sequence:	4	EL7B	
Priority Class:	Noncritical	System:	ELECTRICAL
Project Class:	Plant Adaption	Component:	INFRASTRUCTURE
Date Basis:	4/11/2024	Element:	UNDERGROUND TRANSMISSION

Code Application:

Not Applicable

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) 1

Description

As part of any future expansion or renovation, provide the northernmost section of the site with secondary electrical service. This includes the installation of a new central panelboard and associated site distribution. Additionally, install of additional pole-mounted lighting as needed.

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install main underground electrical service	LOT	1	\$73,475	\$73,475	\$28,025	\$28,025	\$101,500
Install main panelboard	AMP	400	\$28.75	\$11,500	\$19.02	\$7,608	\$19,108
Install branch service feeds to structures	EA	8	\$7,500	\$60,000	\$1,500	\$12,000	\$72,000
Install site lighting	EA	6	\$6,416	\$38,497	\$1,627	\$9,763	\$48,260
Additional soft costs	LOT	1	\$25,500	\$25,500	\$5,500	\$5,500	\$31,000
Base Material/Labor Costs				\$208,972		\$62,896	
Indexed Material/Labor Costs				\$202,912		\$79,312	\$282,223
Construction Mark Up at 27.0%							\$76,200
Original Construction Cost							\$358,424
Date of Original Estimate:	4/11/2024					Inflation	\$0
Current Year Construction Cost							\$358,424
Professional Fees at 26.0%							\$93,190
TOTAL PROJECT COST							\$451,614

All costs shown as Present Value

BOARDING STALL RAILING REPLACEMENT			
Project Number:	0042SI01	Category Code:	
Priority Sequence:	5	SI4A	
Priority Class:	Noncritical	System:	SITE
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	4/13/2024	Element:	OTHER

Code Application:

Subclass/Savings:

Project Location:

IBC 1011, 1014

Not Applicable

Campus-wide: Floor(s) 1

Description

Due to age and expected wear, replacement of some pipe fencing for the boarding stalls can be expected during the evaluation period. This project provides an allowance for replacement.

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Pipe fencing, 12-foot sections	EA	400	\$225	\$90,000	\$50.84	\$20,336	\$110,336
Base Material/Labor Costs				\$90,000		\$20,336	
Indexed Material/Labor Costs				\$87,390		\$25,644	\$113,034
Construction Mark Up at 27.0%							\$30,519
Original Construction Cost							\$143,553
Date of Original Estimate:	4/13/2024					Inflation	\$0
Current Year Construction Cost							\$143,553
Professional Fees at 26.0%							\$37,324
TOTAL PROJECT COST							\$180,877

All costs shown as Present Value

STORMWATER MANAGEMENT UPGRADES			
Project Number:	0042SI02	Category Code:	
Priority Sequence:	6	SI4A	
Priority Class:	Noncritical	System:	SITE
Project Class:	Corrective Action	Component:	GENERAL
Date Basis:	4/13/2024	Element:	OTHER

Code Application:

Not Applicable

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

The arenas and turnouts do not drain well due to a high water table. Several areas of standing water were observed throughout the equestrian center which creates a hazard for horses and their handlers. Install a system of underdrains below the arenas and turnouts. Connect to strategically located sump pumps that will convey the collected water to underground stormwater infiltration chambers.

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Storm drain, average internal diameter with shallow burial depth	LF	7,000	\$52.08	\$364,560	\$65.08	\$455,560	\$820,120
Sump pump system installation	SYS	6	\$1,619	\$9,716	\$908	\$5,447	\$15,163
Underground stormwater infiltration chamber, 12" H x 34" W	LF	2,000	\$14.13	\$28,260	\$10.33	\$20,660	\$48,920
Base Material/Labor Costs				\$402,536		\$481,667	
Indexed Material/Labor Costs				\$390,862		\$607,382	\$998,244
Construction Mark Up at 27.0%							\$269,526
Original Construction Cost							\$1,267,770
Date of Original Estimate:	4/13/2024					Inflation	\$0
Current Year Construction Cost							\$1,267,770
Professional Fees at 26.0%							\$329,620
TOTAL PROJECT COST							\$1,597,390

All costs shown as Present Value

SITE VEHICULAR PAVING RENEWAL			
Project Number:	0042SI03	Category Code:	
Priority Sequence:	7	SI1B	
Priority Class:	Noncritical	System:	SITE
Project Class:	Corrective Action	Component:	ACCESS
Date Basis:	4/13/2024	Element:	VEHICULAR

Code Application:

Not Applicable

Subclass/Savings:

Not Applicable

Project Location:

Campus-wide: Floor(s) 1

Description

The asphalt paving systems are in overall poor condition and represent a liability to the owner. The original asphalt pavements have not been maintained and most have deteriorated to the point that they appear as dirt roads. The remaining pavements, mainly near the entrance, have extensive block cracking. The overall poor condition of the pavements requires complete reconstruction.

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rebuild asphalt parking lot paving structure	SY	11,065	\$38.30	\$423,790	\$47.88	\$529,792	\$953,582
Base Material/Labor Costs				\$423,790		\$529,792	
Indexed Material/Labor Costs				\$411,500		\$668,068	\$1,079,568
Construction Mark Up at 27.0%							\$291,483
Original Construction Cost							\$1,371,051
Date of Original Estimate:	4/13/2024					Inflation	\$0
Current Year Construction Cost							\$1,371,051
Professional Fees at 26.0%							\$356,473
TOTAL PROJECT COST							\$1,727,524

FACILITY CONDITION ASSESSMENT

SECTION 4

LIFECYCLE COMPONENT
INVENTORY

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	IN STL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED SIDING		RESTROOM BLDG	920	SF	1.00	\$4,518	2017	12		2029
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	METAL CLAD WALL PANELS		BARN 1-29	5,180	SF	1.00	\$25,439	1980	12	31	DR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		BARN 1-29 SHEDS	640	SF	1.00	\$3,143	1980	12	31	DR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	METAL CLAD WALL PANELS		BARN 30-39	3,200	SF	1.00	\$15,716	1980	12	31	DR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	CORRUGATED METAL		BARN 30-39 SHEDS	860	SF	1.00	\$4,224	1980	12	31	DR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		BARNYARD BUDDIES OFFICE	480	SF	1.00	\$2,357	2021	12		2033
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		STALLS 170-172	280	SF	1.00	\$1,375	2012	12		2024
EF04	EXTERIOR DOOR OR WINDOW APPLIED FINISH			ALL EXTERIOR DOORS	55	EA	1.00	\$53,049	2012	11		DR
EW03	WALL, EXTERIOR, SIDING, METAL CORRUGATED, V-BEAM, OR RIBBED	CORRUGATED, FACTORY FINISH		BARN 30-39 SHEDS	860	SF	1.00	\$19,941	1980	30	20	2030
EW03	WALL, EXTERIOR, SIDING, METAL CORRUGATED, V-BEAM, OR RIBBED	CORRUGATED, FACTORY FINISH		HAY BARN	1,850	SF	1.00	\$42,895	2020	30		2050
EW03	WALL, EXTERIOR, SIDING, METAL CORRUGATED, V-BEAM, OR RIBBED	PAINTED		STALLS 170-172	500	SF	1.00	\$11,593	1980	30	20	2030
EW08	WALL, EXTERIOR, SIDING, T-111 PLYWOOD	PAINTED		OFFICE	1,430	SF	1.00	\$30,084	1993	25	5	DR
EW08	WALL, EXTERIOR, SIDING, T-111 PLYWOOD	PAINTED		RESTROOM BLDG	920	SF	1.00	\$19,354	2017	25		2042
EW08	WALL, EXTERIOR, SIDING, T-111 PLYWOOD	PAINTED		BARNYARD BUDDIES OFFICE	480	SF	1.00	\$10,098	2021	25		2046

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	IN STL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
EW08	WALL, EXTERIOR, SIDING, T-111 PLYWOOD	PAINTED		STALLS 170-172	280	SF	1.00	\$5,890	1980	25	30	2035
EW17	PREFINISHED METAL EXTERIOR CLADDING – PERMANENT JOINT	COMPOSITE METAL CLAD PANELS		BARN 1-29	6,100	SF	1.00	\$188,396	1980	40	10	2030
EW17	PREFINISHED METAL EXTERIOR CLADDING – PERMANENT JOINT	COMPOSITE METAL CLAD PANELS		BARN 30-39	4,000	SF	1.00	\$123,538	1980	40	10	2030
TS01	MODULAR TACK SHED	TACK SHED		NORTH TACK SHED	1	EA	1.00	\$17,758	2003	35		2038
TS01	MODULAR TACK SHED	TACK SHED		SOUTH TACK SHED	1	EA	1.00	\$17,758	2003	35		2038
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 13	1	EA	1.00	\$17,758	2002	35		2037
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 11	1	EA	1.00	\$17,758	1980	35		DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 12	1	EA	1.00	\$17,758	1980	35		DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 20	1	EA	1.00	\$17,758	2005	35		2040
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 8	1	EA	1.00	\$17,758	1980	35		DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 18	1	EA	1.00	\$17,758	1994	35		2029
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 19	1	EA	1.00	\$17,758	1994	35		2029
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 9A	1	EA	1.00	\$17,758	2002	35		2037
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 9B	1	EA	1.00	\$17,758	2002	35		2037

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	IN STL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 10	1	EA	1.00	\$17,758	2002	35		2037
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 7	1	EA	1.00	\$17,758	1980	35		DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 21	1	EA	1.00	\$17,758	2007	35		2042
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED w WASH RACK	1	EA	1.45	\$25,749	1980	35		DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 14	1	EA	1.00	\$17,758	1994	35		2029
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 15	1	EA	1.00	\$17,758	1994	35		2029
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 16	1	EA	1.00	\$17,758	1980	35		DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 17	1	EA	1.00	\$17,758	1980	35		DR
WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	OPERABLE, SINGLE-PANE GLASS		OFFICE	80	SF	1.00	\$21,657	1993	40		2033
WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	OPERABLE, DOUBLE-PANE GLASS		BARNYARD BUDDIES OFFICE	20	SF	1.00	\$5,414	2021	40		2061
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	GLASS LITES		OFFICE	2	LEAF	0.70	\$4,473	1993	40		2033
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	FLUSH PANEL		RESTROOM BLDG	2	LEAF	0.70	\$4,473	2017	40		2057
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	METAL CLAD COMPOSITE, SLIDING		BARN 1-29	29	LEAF	0.70	\$64,855	1980	40	10	2030

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	METAL CLAD COMPOSITE, SLIDING		BARN 30-39	10	LEAF	0.70	\$22,364	1980	40	10	2030
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL			BARN 30-39 SHEDS	3	LEAF	0.70	\$6,709	1980	40	5	2025
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	FLUSH PANEL		HAY BARN	1	LEAF	0.70	\$2,236	2020	40		2060
DR10	DOOR AND FRAME, EXTERIOR, SWINGING, WOOD STANDARD			BARN 1-29 SHEDS	2	LEAF	0.45	\$3,240	1980	25	18	DR
DR10	DOOR AND FRAME, EXTERIOR, SWINGING, WOOD STANDARD			BARNYARD BUDDIES OFFICE	2	LEAF	0.60	\$4,320	2021	25		2046
DR10	DOOR AND FRAME, EXTERIOR, SWINGING, WOOD STANDARD	DUTCH DOORS		STALLS 170-172	3	LEAF	0.60	\$6,479	1980	25	20	2025
DR19	DOOR, EXTERIOR, OVERHEAD ROLLING METAL, LOCK	BEST DOOR, MANUAL		HAY BARN	110	SF	0.70	\$13,498	2020	30		2050
DR19	DOOR, EXTERIOR, OVERHEAD ROLLING METAL, LOCK	BEST DOOR, POWERED	0000000428	HAY BARN	225	SF	0.70	\$27,610	2020	30		2050
DR30	DOOR OPERATOR, OVERHEAD DOOR, COMMERCIAL, PADS	LIFTMASTER	0000000428	HAY BARN	1	EA	1.50	\$4,992	2020	30		2050
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		OFFICE	2	EA	0.45	\$1,360	2016	12		2028
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		RESTROOM BLDG	2	EA	0.45	\$1,360	2017	12		2029
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	SLIDING		BARN 1-29	29	EA	0.45	\$19,726	1980	12	38	2030
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	SLIDING		BARN 30-39	10	EA	0.45	\$6,802	1980	12	38	2030
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		BARNYARD BUDDIES OFFICE	2	EA	0.45	\$1,360	2021	12	1	2034

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LATCH		STALLS 170-172	3	EA	0.45	\$2,041	2013	12		2025
DR37	DOOR LOCK, SECURITY, EXTERIOR	CYPHER LOCK		RESTROOM BLDG	2	EA	0.30	\$1,430	2017	11		2028
RR03	ROOF - 1-PLY, UNBALLASTED	TPO		OFFICE	600	SF	1.00	\$11,523	1993	20	10	DR
RR03	ROOF - 1-PLY, UNBALLASTED	TPO		RESTROOM BLDG	400	SF	1.00	\$7,682	2016	20		2036
RR03	ROOF - 1-PLY, UNBALLASTED	POLYETHYLENE FABRIC		HAY STORAGE 1	2,000	SF	0.70	\$26,887	2021	20		2041
RR03	ROOF - 1-PLY, UNBALLASTED	POLYETHYLENE FABRIC		HAY STORAGE 2	2,000	SF	0.70	\$26,887	2024	20		2044
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		BARN 1-29	7,300	SF	1.00	\$129,965	1980	40	10	2030
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		BARN 30-39	3,200	SF	1.00	\$56,971	1980	40	10	2030
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		HAY BARN	900	SF	1.00	\$16,023	2020	40		2060
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		BARNYARD BUDDIES SHELTER	720	SF	1.00	\$12,818	2023	40		2063
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		BARNYARD BUDDIES SHELTER	1,700	SF	1.00	\$30,266	1980	40	8	2028
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		STALLS 40-46	3,300	SF	1.00	\$58,751	2002	40		2042
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		DRESSAGE 6	300	SF	1.00	\$5,341	2007	40		2047
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		DRESSAGE CANOPY	100	SF	1.00	\$1,780	2007	40		2047

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSTL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	RIBBED CORRUGATED METAL		BARNYARD BUDDIES CANOPY	200	SF	1.00	\$3,561	2021	40		2061
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		STALLS 147-151	1,500	SF	1.00	\$26,705	2005	40		2045
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 152-158	1,000	SF	1.00	\$17,803	1980	40	3	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 159-169	3,000	SF	1.00	\$53,410	1980	40	3	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 170-172	600	SF	1.00	\$10,682	1980	40	3	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 173-180	1,200	SF	1.00	\$21,364	1980	40	3	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 181-188	900	SF	1.00	\$16,023	1980	40	3	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 104-113	3,600	SF	1.00	\$64,092	1994	40		2034
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 114-123	3,600	SF	1.00	\$64,092	1994	40		2034
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 124-135	3,600	SF	1.00	\$64,092	1994	40		2034
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 136-141	1,800	SF	1.00	\$32,046	1994	40		2034
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 142-146	1,800	SF	1.00	\$32,046	2003	40		2043
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		STALL 146 EXPANSION	400	SF	1.00	\$7,121	2016	40		2056
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		STALLS 47-62	5,900	SF	1.00	\$105,040	1980	40	3	DR

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 63-70	1,000	SF	1.00	\$17,803	1980	40	3	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 71-80	3,500	SF	1.00	\$62,312	1980	40	3	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 81-89	2,000	SF	1.00	\$35,607	2002	40		2042
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		STALLS 81-89 EXPANSION	1,200	SF	1.00	\$21,364	2007	40		2047
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 90-103	3,500	SF	1.00	\$62,312	2003	40		2043
RR12	ROOF - SHINGLE ASPHALT COMPOSITE, PREMIUM	ARCHITECTURAL, DIMENSIONAL		BARNYARD BUDDIES OFFICE	200	SF	1.00	\$3,737	2021	30		2051
IW14	TOILET PARTITION WITH ACCESSORIES	PAINTED METAL		RESTROOM BLDG	5	SYS	1.00	\$20,463	2017	20		2037
IW15	URINAL PARTITION WITH ACCESSORIES	PAINTED METAL		RESTROOM BLDG	1	EA	1.00	\$782	2017	20		2037
DR01	DOOR AND FRAME, INTERIOR, NON-RATED	HOLLOW-METAL		OFFICE	1	LEAF	0.60	\$2,169	1993	60		2053
DR01	DOOR AND FRAME, INTERIOR, NON-RATED	GLASS LITES		OFFICE	1	LEAF	0.60	\$2,169	1993	60		2053
DR01	DOOR AND FRAME, INTERIOR, NON-RATED	HOLLOW-METAL		HAY BARN	1	LEAF	0.70	\$2,531	2020	60		2080
DR24	DOOR LOCK, COMMERCIAL-GRADE, INTERIOR	LEVER		OFFICE	2	EA	0.45	\$1,099	2016	35		2051
CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	LAMINATE COUNTERTOP		HAY BARN, WORK RM	8	LF	0.70	\$5,206	2020	30		2050
IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, KNOCK-DOWN		OFFICE	990	SF	1.00	\$5,147	2016	12		2028
IW01	WALL FINISH - APPLIED, STANDARD	PAINTED		HAY BARN, WORK RM	700	SF	1.00	\$3,640	2020	12		2032

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
IW01	WALL FINISH - APPLIED, STANDARD	PAINTED		BARNYARD BUDDIES OFFICE	480	SF	1.00	\$2,496	2021	12	2	2035
IW09	WALL FINISH - WALL COVERING, ROLL	FRP PANELS		RESTROOM BLDG	860	SF	1.00	\$8,428	2017	20		2037
IW12	WALL FINISH - PANEL, MEDICAL / LABORATORY APPLICATION	FRP PANELS		OFFICE	190	SF	0.70	\$2,578	1993	20	15	2028
IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD	CARPET SQUARES		OFFICE	450	SF	0.40	\$3,371	2016	12		2028
IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	12X12 VCT		OFFICE	80	SF	0.70	\$654	2016	20		2036
IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	12X12 VCT		RESTROOM BLDG	330	SF	0.70	\$2,697	2017	20		2037
IF12	FLOORING - LAMINATE PLANK, STANDARD	VINYL PLANK		BARNYARD BUDDIES OFFICE	200	SF	0.70	\$1,921	2021	25		2046
IC01	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD	2X4 GRID		OFFICE	500	SF	1.00	\$9,616	2016	45		2061
IC01	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD	2X4 GRID		RESTROOM BLDG	330	SF	1.00	\$6,347	2017	45		2062
IC04	CEILING FINISH - APPLIED PAINT OR STAIN, STANDARD	PAINTED		HAY BARN, WORK RM	300	SF	1.00	\$1,560	2020	24		2044
IC04	CEILING FINISH - APPLIED PAINT OR STAIN, STANDARD	PAINTED		BARNYARD BUDDIES OFFICE	200	SF	1.00	\$1,040	2021	24		2045
FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	AMERICAN STANDARD, PORCELAIN		RESTROOM BLDG	2	EA	1.00	\$4,399	2017	35		2052
FX10	PLUMBING FIXTURE - URINAL	AMERICAN STANDARD, PORCELAIN		RESTROOM BLDG	1	EA	1.00	\$1,899	2017	35		2052

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSTL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
FX11	PLUMBING FIXTURE - WATER CLOSET, TANK-TYPE	AMERICAN STANDARD, PORCELAIN		RESTROOM BLDG	5	EA	1.00	\$5,520	2017	35		2052
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 152-158	3	EA	1.00	\$1,307	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 152-158	3	EA	1.00	\$1,307	2010	25		2035
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 159-169	5	EA	1.00	\$2,178	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 159-169	1	EA	1.00	\$436	2010	25		2035
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 170-172	3	EA	1.00	\$1,307	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 173-180	8	EA	1.00	\$3,486	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 124-135	5	EA	1.00	\$2,178	2010	25		2035
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 114-123	5	EA	1.00	\$2,178	1994	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 114-123	3	EA	1.00	\$1,307	2010	25		2035
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 104-113	7	EA	1.00	\$3,050	1994	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 104-113	3	EA	1.00	\$1,307	2010	25		2035
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		BARN 30-39	10	EA	1.00	\$4,357	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 147-151	4	EA	1.00	\$1,743	2005	25		2030

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	IN STL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 142-146	1	EA	1.00	\$436	2003	25		2028
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 142-146	4	EA	1.00	\$1,743	2003	25		2028
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 136-141	3	EA	1.00	\$1,307	1994	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 136-141	3	EA	1.00	\$1,307	2010	25		2035
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 124-135	7	EA	1.00	\$3,050	1994	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 71-80	7	EA	1.00	\$3,050	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 71-80	1	EA	1.00	\$436	2010	25		2035
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 81-89	1	EA	1.00	\$436	2002	25		2027
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 81-89	8	EA	1.00	\$3,486	2007	25		2032
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 90-103	11	EA	1.00	\$4,793	2003	25		2028
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 90-103	3	EA	1.00	\$1,307	2003	25		2028
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 40-46	3	EA	1.00	\$1,307	2002	25		2027
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 40-46	3	EA	1.00	\$1,307	2015	25		2040
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 47-62	7	EA	1.00	\$3,050	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 47-62	9	EA	1.00	\$3,921	1980	25		DR

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 63-70	5	EA	1.00	\$2,178	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 63-70	3	EA	1.00	\$1,307	2010	25		2035
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 181-188	8	EA	1.00	\$3,486	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		BARN 1-29	28	EA	1.00	\$12,200	1980	25		DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	WATERER		BARNYARD BUDDIES HORSE STALLS	7	EA	1.00	\$3,050	2019	25		2044
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		BARNYARD BUDDIES ANIMAL YARD	1	EA	1.00	\$436	2019	25		2044
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		BARNYARD BUDDIES GOAT STALLS	2	EA	1.00	\$871	2019	25		2044
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	WATERER		BARNYARD BUDDIES COUP	1	EA	1.00	\$436	2019	25		2044
FX18	PLUMBING FIXTURE - LIVESTOCK WATERING TANK	WATERING TANK		BARNYARD BUDDIES SITE	2	EA	1.25	\$2,061	2019	35		2054
BF06	BACKFLOW PREVENTER (6-8 INCHES)	POTABLE BACKFLOW 6 INCH		SITE NEAR BARN 1-29	1	EA	1.00	\$32,802	2015	20		2035
PS14	SUPPLY PIPING SYSTEM - OFFICE	SUPPLY PIPE		RR BLDG, BLDG WIDE	360	SF	1.00	\$2,683	2017	50		2067
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		WASH RACK 1, EXTERIOR	600	SF	0.75	\$2,180	1994	50		2044
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 152-158	1,920	SF	0.40	\$3,721	1980	50		2030

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 159-169	1,980	SF	0.40	\$3,837	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL & PVC SUPPLY		STALLS 170-172	525	SF	0.90	\$2,289	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 173-180	1,152	SF	0.60	\$3,349	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 181-188	864	SF	0.65	\$2,721	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 142-146	1,728	SF	0.40	\$3,349	2003	50		2053
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 136-141	1,728	SF	0.40	\$3,349	1994	50		2044
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 124-135	3,600	SF	0.40	\$6,976	1994	50		2044
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 114-123	3,600	SF	0.40	\$6,976	1994	50		2044
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 104-113	3,600	SF	0.40	\$6,976	1994	50		2044
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		BARN 30-39	3,150	SF	1.00	\$15,261	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 63-70	960	SF	0.60	\$2,791	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 71-80	3,456	SF	0.40	\$6,697	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 81-89	1,924	SF	0.45	\$4,195	2002	50		2052
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 81-89 EXPANSION	1,120	SF	0.60	\$3,256	2007	50		2057

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	IN STL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 90-103	3,456	SF	0.40	\$6,697	2003	50		2053
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 147-151	1,440	SF	0.50	\$3,488	2005	50		2055
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		BARN 1-29	6,400	SF	1.00	\$31,006	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED, PVC SUPPLY		BARNYARD BUDDIES HORSE STALLS	1,700	SF	0.40	\$3,294	2019	50		2069
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	PVC SUPPLY PIPE		BARNYARD BUDDIES GOAT STALLS	720	SF	0.65	\$2,267	2019	50		2069
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	POTABLE WATER		BARNYARD BUDDIES TRAILER	400	SF	1.00	\$1,938	1980	50		2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 40-46	3,250	SF	0.40	\$6,298	2002	50		2052
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 47-62	5,890	SF	0.35	\$9,987	1980	50		2030
WH32	WATER HEATER (ELECTRIC INSTANTANEOUS)	INSTANT DWH	0000000422	RESTROOM BLDG, MENS ROOM	1	EA	1.00	\$1,748	2017	10		2027
PD14	DRAIN PIPING SYSTEM - OFFICE	PVC WASTE		RR BLDG, BLDG WIDE	360	SF	1.00	\$3,999	2017	60		2077
HV14	HVAC DISTRIBUTION NETWORKS - OFFICE	VARIOUS DUCT		OFFICE, INTERIOR	540	SF	0.20	\$5,382	2017	45		2062
HV14	HVAC DISTRIBUTION NETWORKS - OFFICE	VARIOUS DUCT		RESTROOM BLDG	360	SF	0.25	\$4,485	1994	45		2039
HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	PTAC	0000000423	RR BLDG, EXTERIOR	3	TON	1.00	\$20,236	2017	22		2039

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	IN STL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	PTAC W/ ELECTRIC HEAT	0000000425	OFFICE, EXTERIOR	2	TON	1.00	\$13,491	1994	22	7	DR
ME01	METER, ELECTRIC, 1 PH 120/240 V	BARNYARD BUDDIES METER		SITE NEAR DRY LOT #4	1	EA	1.00	\$6,446	2015	25		2040
PB01	PANELBOARD, 1 PH, 240V (<=100 AMP), INCL. BRK.	PANELBOARD		OFFICE, EXTERIOR	100	AMP	0.60	\$4,181	1994	50		2044
PB13	PANELBOARD, 3 PH, 208/120V (<=150 AMP), INCL. BRK.	PANELBOARD		WASH RACK 1, EXTERIOR	60	AMP	0.70	\$4,049	1994	50		2044
PB13	PANELBOARD, 3 PH, 208/120V (<=150 AMP), INCL. BRK.	DISTRIBUTION PANELBOARD	0000000426	BARN 1-29, EXTERIOR	100	AMP	0.60	\$5,785	1980	50		2030
PB13	PANELBOARD, 3 PH, 208/120V (<=150 AMP), INCL. BRK.	MAIN DISTRIBUTION PANEL	0000000427	HAY BARN	100	AMP	1.00	\$9,641	2020	50		2070
PB13	PANELBOARD, 3 PH, 208/120V (<=150 AMP), INCL. BRK.	MAIN DISTRIBUTION PANEL	0000000429	BARN 30-39	100	AMP	1.00	\$9,641	1980	50		2030
PB14	PANELBOARD, 3 PH, 208/120V (151-300 AMP), INCL. BRK.	MDP	0000000424	RESTROOM BLDG, EXTERIOR	200	AMP	1.00	\$13,847	2017	50		2067
SE14	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	SECONDARY ELECTRIC		RR BLDG, BLDG WIDE	360	SF	0.45	\$6,295	2017	50		2067
SE14	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	SECONDARY ELECTRIC		OFFICE, BLDG WIDE	540	SF	0.45	\$9,442	1994	50		2044
SE14	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	SECONDARY ELECTRIC		BARNYARD BUDDIES OFFICE	200	SF	1.00	\$7,771	2019	50		2069
SE14	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	SECONDARY ELECTRIC		BARNYARD BUDDIES TRAILER	400	SF	0.80	\$12,434	1980	50		2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		WASH RACK 1, BLDG WIDE	600	SF	0.75	\$8,192	1994	50		2044

RENEWABLE COMPONENT INVENTORY

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SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		STALLS 170-172	525	SF	0.65	\$6,212	1980	50		2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		WASH RACK 2	440	SF	0.35	\$2,803	1980	50		2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 1-29 SHED	192	SF	0.65	\$2,272	1980	50		2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 1-29	6,000	SF	0.45	\$49,149	1980	50		2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	UPDATED ELECTRICAL		BARN 1-29, STORAGE	400	SF	0.60	\$4,369	2020	50		2070
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		STALLS 40-46	3,250	SF	0.15	\$8,874	2002	50		2052
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		STALLS 47-62	5,890	SF	0.15	\$16,083	1980	50		2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		STALLS 81-89	1,924	SF	0.15	\$5,253	2002	50		2052
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		DRESSAGE (STEPHANIE FIELD)	300	SF	0.45	\$2,457	2007	50		2057
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		HAY BARN	825	SF	1.70	\$25,530	2020	50		2070
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 30-39	3,150	SF	0.45	\$25,803	1980	50		2030
TX25	TRANSFORMER - DRY-TYPE, 3PH, 480V SECONDARY (30-50 KVA)	CELLULAR TRANSFORMER		SITE NEAR ARENA E	50	KVA	1.00	\$16,350	2018	40		2058
LE02	COM EXTERIOR BLDG MT DECO LIGHTING (COACH, SCONCE, PEND, SOFFIT)	SURFACE DECO LIGHT		BARNYARD BUDDIES OFFICE	3	EA	1.00	\$2,394	2019	20		2039
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE, SINGLE LAMP		RR BLDG, EXTERIOR	2	EA	1.00	\$2,448	2017	20		2037

RENEWABLE COMPONENT INVENTORY

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LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE, SINGLE LAMP		OFFICE, EXTERIOR	1	EA	1.00	\$1,224	1994	20	9	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	FLOOD LIGHTING		WASH RACK 1, EXTERIOR	2	EA	1.00	\$2,448	1994	20	9	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE HID		STALLS 170-172	2	EA	1.00	\$2,448	1980	20	23	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE FLOOD		STALLS 170-172	1	EA	0.90	\$1,101	1980	20	23	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SOLAR POWERED ROAD LIGHTING		SITE ROAD NEAR DRY LOTS	15	EA	1.15	\$21,110	2015	20		2035
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE LIGHTING		HAY BARN	2	EA	1.00	\$2,448	2020	20		2040
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE FLOOD		WASH RACK 2	1	EA	1.00	\$1,224	1980	20	23	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	FLOOD LIGHTING		BARN 1-29, EXTERIOR	3	EA	1.00	\$3,671	2010	20		2030
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE T12 LIGHTING		BARN 1-29, EXTERIOR	3	EA	1.00	\$3,671	1980	20	23	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	POLE LED LIGHTS		BARNYARD BUDDIES SITE	2	EA	1.00	\$2,448	2019	20		2039
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE LED LIGHTING		BARNYARD BUDDIES TRAILER	3	EA	1.00	\$3,671	2019	20		2039
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	LED LIGHTING		DRESSAGE (STEPHANIE FIELD)	2	EA	1.00	\$2,448	2007	20		2027
LE05	COM EXTERIOR POLE ONLY - TALL (>=21 FT, POLE, 4 ARMS)	LIGHT POLE		SITE PARKING, ROADWAYS	8	EA	1.00	\$55,206	2000	40		2040

RENEWABLE COMPONENT INVENTORY

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LE07	COM EXTERIOR POLE ARM FIXTURE STD (LPS, HPS, MH) NO POLE OR ARM	HID POLE LAMPS		SITE PARKING AND ROADWAYS	8	EA	1.00	\$16,291	2000	20	5	2025
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	RECESSED T8		RR BLDG, BLDG WIDE	360	SF	1.00	\$8,173	2017	20		2037
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	RECESSED T12		OFFICE, BLDG WIDE	540	SF	1.00	\$12,259	1994	20	9	DR
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	SURFACE LIGHTING		BARNYARD BUDDIES OFFICE	200	SF	1.00	\$4,540	2019	20		2039
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	INTERIOR LIGHTING		BARNYARD BUDDIES TRAILER	400	SF	1.00	\$9,081	1980	20	27	2027
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		WASH RACK 1, BLDG WIDE	600	SF	0.55	\$2,723	1994	20	9	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 170-172	525	SF	0.65	\$2,816	1980	20	23	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		BARN 1-29 SHED	192	SF	0.70	\$1,109	1980	20	23	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		BARN 1-29	6,260	SF	0.70	\$36,161	1980	20	23	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	UPDATED LIGHTING		BARN 1-29 STORAGE	140	SF	0.70	\$809	2020	20		2040
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 40-46	3,250	SF	0.10	\$2,682	2002	20	1	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 47-62	5,890	SF	0.10	\$4,861	2010	20		2030
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		STALLS 81-89	1,924	SF	0.15	\$2,382	2002	20	23	2045

RENEWABLE COMPONENT INVENTORY

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	QTY	UNITS	CPLX FACTR	TOTAL COST	INSL DATE	USEFUL LIFE	USEFUL LIFE ADJ	REPL YEAR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		DRESSAGE (STEPHANIE FIELD)	300	SF	0.50	\$1,238	2007	20		2027
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		HAY BARN	825	SF	0.70	\$4,766	2020	20		2040
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		BARN 30-39	3,150	SF	0.60	\$15,597	1980	20	23	DR
SI23	CONCRETE VEHICULAR PAVING - STRIPE			ACCESSIBLE PARKING	180	SY	1.00	\$791	2018	7	1	2026
Grand Total:								\$3,143,176				

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

DEFERRED RENEWAL									
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
EW08	WALL, EXTERIOR, SIDING, T-111 PLYWOOD	PAINTED		OFFICE	B2010	1,430	SF	\$30,084	DR
EF04	EXTERIOR DOOR OR WINDOW APPLIED FINISH			ALL EXTERIOR DOORS	B2010	55	EA	\$53,049	DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 11	B2010	1	EA	\$17,758	DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 12	B2010	1	EA	\$17,758	DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 8	B2010	1	EA	\$17,758	DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 7	B2010	1	EA	\$17,758	DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED w WASH RACK	B2010	1	EA	\$25,749	DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 16	B2010	1	EA	\$17,758	DR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 17	B2010	1	EA	\$17,758	DR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	METAL CLAD WALL PANELS		BARN 1-29	B2010	5,180	SF	\$25,439	DR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		BARN 1-29 SHEDS	B2010	640	SF	\$3,143	DR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	METAL CLAD WALL PANELS		BARN 30-39	B2010	3,200	SF	\$15,716	DR

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	CORRUGATED METAL		BARN 30-39 SHEDS	B2010	860	SF	\$4,224	DR
DR10	DOOR AND FRAME, EXTERIOR, SWINGING, WOOD STANDARD			BARN 1-29 SHEDS	B2030	2	LEAF	\$3,240	DR
RR03	ROOF - 1-PLY, UNBALLASTED	TPO		OFFICE	B3010	600	SF	\$11,523	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 152-158	B3010	1,000	SF	\$17,803	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 159-169	B3010	3,000	SF	\$53,410	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 170-172	B3010	600	SF	\$10,682	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 173-180	B3010	1,200	SF	\$21,364	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 181-188	B3010	900	SF	\$16,023	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		STALLS 47-62	B3010	5,900	SF	\$105,040	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 63-70	B3010	1,000	SF	\$17,803	DR
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		STALLS 71-80	B3010	3,500	SF	\$62,312	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 152-158	D2010	3	EA	\$1,307	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 159-169	D2010	5	EA	\$2,178	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 170-172	D2010	3	EA	\$1,307	DR

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 173-180	D2010	8	EA	\$3,486	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 114-123	D2010	5	EA	\$2,178	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 104-113	D2010	7	EA	\$3,050	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		BARN 30-39	D2010	10	EA	\$4,357	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 136-141	D2010	3	EA	\$1,307	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 124-135	D2010	7	EA	\$3,050	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 71-80	D2010	7	EA	\$3,050	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 47-62	D2010	7	EA	\$3,050	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 47-62	D2010	9	EA	\$3,921	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 63-70	D2010	5	EA	\$2,178	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 181-188	D2010	8	EA	\$3,486	DR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		BARN 1-29	D2010	28	EA	\$12,200	DR
HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	PTAC W/ ELECTRIC HEAT	0000000425	OFFICE, EXTERIOR	D3050	2	TON	\$13,491	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE, SINGLE LAMP		OFFICE, EXTERIOR	D5020	1	EA	\$1,224	DR

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	FLOOD LIGHTING		WASH RACK 1, EXTERIOR	D5020	2	EA	\$2,448	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE HID		STALLS 170-172	D5020	2	EA	\$2,448	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE FLOOD		STALLS 170-172	D5020	1	EA	\$1,101	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE FLOOD		WASH RACK 2	D5020	1	EA	\$1,224	DR
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE T12 LIGHTING		BARN 1-29, EXTERIOR	D5020	3	EA	\$3,671	DR
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	RECESSED T12		OFFICE, BLDG WIDE	D5020	540	SF	\$12,259	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		WASH RACK 1, BLDG WIDE	D5020	600	SF	\$2,723	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 170-172	D5020	525	SF	\$2,816	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		BARN 1-29 SHED	D5020	192	SF	\$1,109	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		BARN 1-29	D5020	6,260	SF	\$36,161	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 40-46	D5020	3,250	SF	\$2,682	DR
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		BARN 30-39	D5020	3,150	SF	\$15,597	DR
TOTAL DEFERRED RENEWAL COST								\$732,208	

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

2024									
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		STALLS 170-172	B2010	280	SF	\$1,375	2024
2024 PROJECTED COMPONENT REPLACEMENT COST								\$1,375	

2025									
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL			BARN 30-39 SHEDS	B2030	3	LEAF	\$6,910	2025
DR10	DOOR AND FRAME, EXTERIOR, SWINGING, WOOD STANDARD	DUTCH DOORS		STALLS 170-172	B2030	3	LEAF	\$6,674	2025
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LATCH		STALLS 170-172	B2030	3	EA	\$2,102	2025
LE07	COM EXTERIOR POLE ARM FIXTURE STD (LPS, HPS, MH) NO POLE OR ARM	HID POLE LAMPS		SITE PARKING AND ROADWAYS	D5020	8	EA	\$16,780	2025

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

2025 PROJECTED COMPONENT REPLACEMENT COST								\$32,466
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2026									
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
SI23	CONCRETE VEHICULAR PAVING - STRIPE			ACCESSIBLE PARKING	G2020	180	SY	\$839	2026
2026 PROJECTED COMPONENT REPLACEMENT COST								\$839	

2027									
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 81-89	D2010	1	EA	\$476	2027
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 40-46	D2010	3	EA	\$1,428	2027
WH32	WATER HEATER (ELECTRIC INSTANTANEOUS)	INSTANT DWH	0000000422	RESTROOM BLDG, MENS ROOM	D2020	1	EA	\$1,910	2027

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	LED LIGHTING		DRESSAGE (STEPHANIE FIELD)	D5020	2	EA	\$2,674	2027
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	INTERIOR LIGHTING		BARNYARD BUDDIES TRAILER	D5020	400	SF	\$9,923	2027
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE LIGHTING		DRESSAGE (STEPHANIE FIELD)	D5020	300	SF	\$1,353	2027
2027 PROJECTED COMPONENT REPLACEMENT COST								\$17,764	

2028									
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		OFFICE	B2030	2	EA	\$1,531	2028
DR37	DOOR LOCK, SECURITY, EXTERIOR	CYPHER LOCK		RESTROOM BLDG	B2030	2	EA	\$1,609	2028
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	GALVANIZED		BARNYARD BUDDIES SHELTER	B3010	1,700	SF	\$34,064	2028
IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, KNOCK-DOWN		OFFICE	C3010	990	SF	\$5,793	2028
IW12	WALL FINISH - PANEL, MEDICAL / LABORATORY APPLICATION	FRP PANELS		OFFICE	C3010	190	SF	\$2,902	2028

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD	CARPET SQUARES		OFFICE	C3020	450	SF	\$3,794	2028
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 142-146	D2010	1	EA	\$490	2028
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 142-146	D2010	4	EA	\$1,962	2028
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 90-103	D2010	11	EA	\$5,394	2028
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 90-103	D2010	3	EA	\$1,471	2028
2028 PROJECTED COMPONENT REPLACEMENT COST								\$59,012	

2029

COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 18	B2010	1	EA	\$20,586	2029
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 19	B2010	1	EA	\$20,586	2029
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 14	B2010	1	EA	\$20,586	2029
TS01	MODULAR TACK SHED	TACK SHED		TACK SHED 15	B2010	1	EA	\$20,586	2029

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED SIDING		RESTROOM BLDG	B2010	920	SF	\$5,238	2029
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		RESTROOM BLDG	B2030	2	EA	\$1,577	2029
2029 PROJECTED COMPONENT REPLACEMENT COST								\$89,159	

2030									
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
EW03	WALL, EXTERIOR, SIDING, METAL CORRUGATED, V-BEAM, OR RIBBED	CORRUGATED, FACTORY FINISH		BARN 30-39 SHEDS	B2010	860	SF	\$23,810	2030
EW03	WALL, EXTERIOR, SIDING, METAL CORRUGATED, V-BEAM, OR RIBBED	PAINTED		STALLS 170-172	B2010	500	SF	\$13,843	2030
EW17	PREFINISHED METAL EXTERIOR CLADDING – PERMANENT JOINT	COMPOSITE METAL CLAD PANELS		BARN 1-29	B2010	6,100	SF	\$224,954	2030
EW17	PREFINISHED METAL EXTERIOR CLADDING – PERMANENT JOINT	COMPOSITE METAL CLAD PANELS		BARN 30-39	B2010	4,000	SF	\$147,511	2030
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	METAL CLAD COMPOSITE, SLIDING		BARN 1-29	B2030	29	LEAF	\$77,440	2030
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	METAL CLAD COMPOSITE, SLIDING		BARN 30-39	B2030	10	LEAF	\$26,703	2030
DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	SLIDING		BARN 1-29	B2030	29	EA	\$23,554	2030

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	SLIDING		BARN 30-39	B2030	10	EA	\$8,122	2030
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		BARN 1-29	B3010	7,300	SF	\$155,185	2030
RR11	ROOF - PANEL, ALUMINUM OR GALVANIZED, CORRUGATED	FACTORY FINISH		BARN 30-39	B3010	3,200	SF	\$68,026	2030
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	STEEL WATERER		STALLS 147-151	D2010	4	EA	\$2,081	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 152-158	D2020	1,920	SF	\$4,443	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 159-169	D2020	1,980	SF	\$4,582	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL & PVC SUPPLY		STALLS 170-172	D2020	525	SF	\$2,733	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 173-180	D2020	1,152	SF	\$3,998	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 181-188	D2020	864	SF	\$3,249	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		BARN 30-39	D2020	3,150	SF	\$18,222	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 63-70	D2020	960	SF	\$3,332	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 71-80	D2020	3,456	SF	\$7,997	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		BARN 1-29	D2020	6,400	SF	\$37,023	2030

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	POTABLE WATER		BARNYARD BUDDIES TRAILER	D2020	400	SF	\$2,314	2030
PS23	SUPPLY PIPING SYSTEM - WAREHOUSE	GALVANIZED STEEL SUPPLY		STALLS 47-62	D2020	5,890	SF	\$11,925	2030
SE14	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	SECONDARY ELECTRIC		BARNYARD BUDDIES TRAILER	D5010	400	SF	\$14,847	2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		STALLS 170-172	D5010	525	SF	\$7,417	2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		WASH RACK 2	D5010	440	SF	\$3,347	2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 1-29 SHED	D5010	192	SF	\$2,713	2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 1-29	D5010	6,000	SF	\$58,687	2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		STALLS 47-62	D5010	5,890	SF	\$19,204	2030
SE23	ELECTRICAL DISTRIBUTION NETWORK - WAREHOUSE	SECONDARY ELECTRIC		BARN 30-39	D5010	3,150	SF	\$30,810	2030
PB13	PANELBOARD, 3 PH, 208/120V (<=150 AMP), INCL. BRK.	DISTRIBUTION PANELBOARD	0000000426	BARN 1-29, EXTERIOR	D5010	100	AMP	\$6,907	2030
PB13	PANELBOARD, 3 PH, 208/120V (<=150 AMP), INCL. BRK.	MAIN DISTRIBUTION PANEL	0000000429	BARN 30-39	D5010	100	AMP	\$11,512	2030
LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	FLOOD LIGHTING		BARN 1-29, EXTERIOR	D5020	3	EA	\$4,384	2030
LI23	LIGHTING SYSTEM, INTERIOR - WAREHOUSE	SURFACE T12 LIGHTING		STALLS 47-62	D5020	5,890	SF	\$5,804	2030

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

2030 PROJECTED COMPONENT REPLACEMENT COST

\$1,036,679

No Projected Component Replacement Cost for Asset No. 0042 for 2031

2032

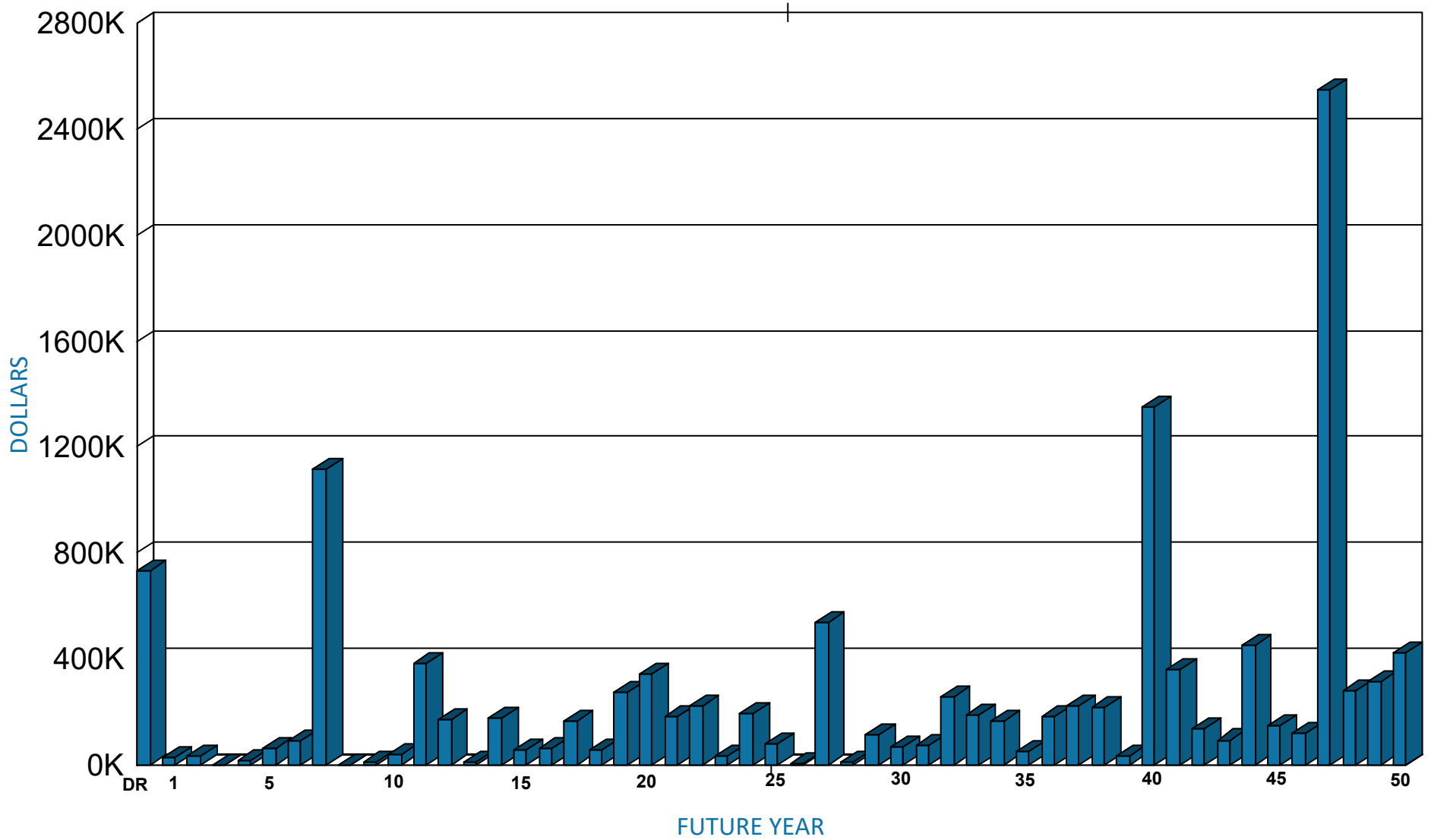
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
IW01	WALL FINISH - APPLIED, STANDARD	PAINTED		HAY BARN, WORK RM	C3010	700	SF	\$4,611	2032
FX17	PLUMBING FIXTURE - LIVESTOCK AUTO WATERER	PVC WATERER		STALLS 81-89	D2010	8	EA	\$4,415	2032
2032 PROJECTED COMPONENT REPLACEMENT COST								\$9,026	

RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

2033									
COMP CODE	COMPONENT DESCRIPTION	IDENTIFIER	CUSTOMER ID	LOCATION	UNI-FORMAT	QTY	UNITS	REPLACEMENT COST	YEAR
EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED WOOD		BARNYARD BUDDIES OFFICE	B2010	480	SF	\$3,076	2033
WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	OPERABLE, SINGLE-PANE GLASS		OFFICE	B2020	80	SF	\$28,257	2033
DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	GLASS LITES		OFFICE	B2030	2	LEAF	\$5,836	2033
SI23	CONCRETE VEHICULAR PAVING - STRIPE			ACCESSIBLE PARKING	G2020	180	SY	\$1,032	2033
2033 PROJECTED COMPONENT REPLACEMENT COST								\$38,201	

RECURRING COMPONENT EXPENDITURE PROJECTIONS



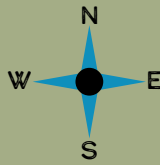
Average Annual Renewal Cost per SF \$1.79

FACILITY CONDITION ASSESSMENT

SECTION 5

DRAWINGS

RYNERSON PARK



LAKEWOOD *Equestrian* CENTER

HORSE TRAIL



LEGEND

- ARENAS
- TURNOUTS
- BOARDING UNITS

SPECIALIZED EQUESTRIAN OPPORTUNITIES

BARNYARD BUDDIES
PETTING ZOO & PONY RIDES
562-405-1010

DR. ALEXA RODELL,
PH.D., LCSW
EQUINE-ASSISTED PSYCHOTHERAPY
714-925-1716

RIDING LESSONS

MICHELE & HALEY BLOOMQUIST
WESTERN
562-480-3857

STEPHANIE FIELD
DRESSAGE
714-801-8747

SANDIE MERCER
ENGLISH AND WESTERN
562-425-1905

SAN GABRIEL RIVER



ENTRANCE

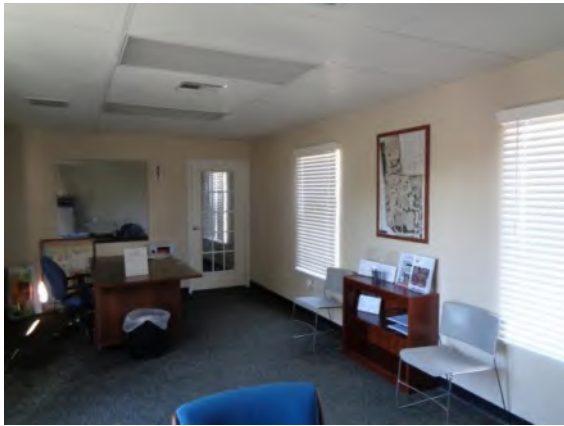


11369 EAST CARSON STREET

FACILITY CONDITION ASSESSMENT

SECTION 6

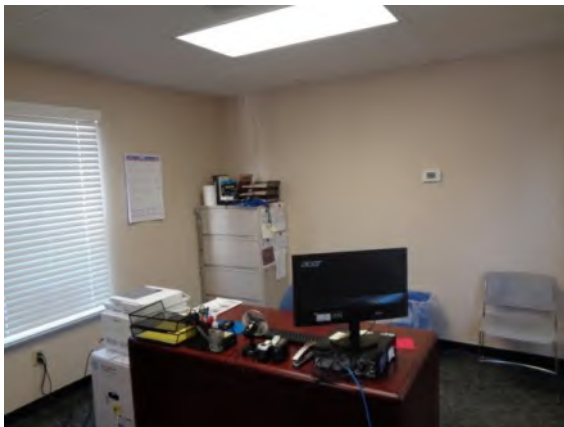
PHOTOGRAPHS



0042001a 4/2/2024
Suspended grid ceiling, painted walls, and carpeted floor
Office



0042001e 4/2/2024
Exterior potable water hose bib
Restroom Building, exterior



0042002a 4/2/2024
Suspended grid ceiling, painted walls, and carpeted floor
Office



0042002e 4/2/2024
Fire extinguisher
Restroom Building, exterior



0042003a 4/2/2024
Window with single-pane glass
Office



0042003e 4/2/2024
Surface-mounted, single lamp exterior lighting
Restroom Building, exterior



0042004a 4/2/2024
FRP wall panels and vinyl tile floor
Office, storage room



0042004e 4/2/2024
Recessed interior light with fluorescent lamps
Restroom Building, men's restroom



0042005a 4/2/2024
Interior door with glass lites and lever hardware
Office



0042005e 4/2/2024
Instantaneous water heater
Restroom Building, men's restroom



0042006a 4/2/2024
Painted T-111 plywood siding and skirting
Office, east elevation



0042006e 4/2/2024
PVC waste piping
Restroom Building, men's restroom



0042007a 4/2/2024
Painted T-111 plywood siding and skirting and metal
entrance ramp and platform
Office, south elevation



0042007e 4/2/2024
GFCI electrical outlet
Restroom Building, men's restroom



0042008a 4/2/2024
Entrance doors with glass lites, lever hardware, and
peeling paint
Office, south elevation



0042008e 4/2/2024
Restroom odor fan
Restroom Building, men's restroom



0042009a 4/2/2024
Entrance steps with handrail on one side only
Office, south elevation



0042009e 4/2/2024
HVAC supply vent from PTAC
Restroom Building, men's restroom



0042010a 4/2/2024
Painted T-111 plywood siding and skirting
Office, west elevation



0042010e 4/2/2024
Light switch with integrated occupancy sensor
Restroom Building, men's restroom



0042011a 4/2/2024
Painted T-111 plywood siding and skirting, water stains,
and plastic sheeting over leaks
Office, north elevation



0042011e 4/2/2024
Overview of restroom systems
Restroom Building, women's restroom



0042012a 4/2/2024
Deteriorating plywood siding and plastic sheeting over
leak
Office, north elevation



0042012e 4/2/2024
Wall-mounted package heat pump
Restroom Building, exterior



0042013a 4/2/2024
Accessible parking with concrete pavement and
accessible routes to office and restroom buildings
Between office and restroom buildings



0042013e 4/2/2024
200-amp main distribution panel
Restroom Building, exterior



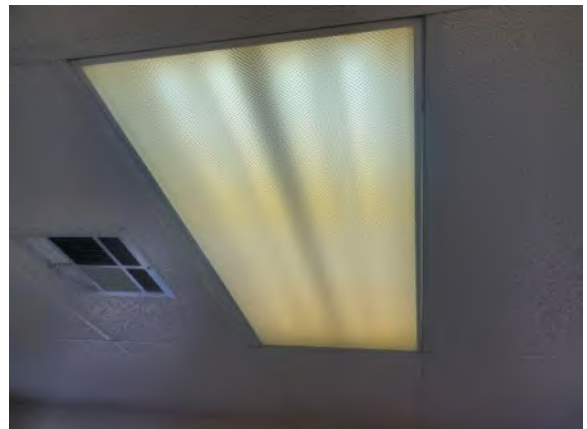
0042014a 4/2/2024
Suspended grid ceiling, FRP wall panels, vinyl tile floor,
and painted metal partitions
Restroom Building, women's restroom



0042014e 4/2/2024
Overview of Lobby systems
Office, lobby



0042015a 4/2/2024
Wall-hung lavatory
Restroom Building, women's restroom



0042015e 4/2/2024
2x4 recessed lighting with T12 lamps
Office, lobby



0042016a 4/2/2024
Standard toilet stall with flush-tank water closet
Restroom Building, women's restroom



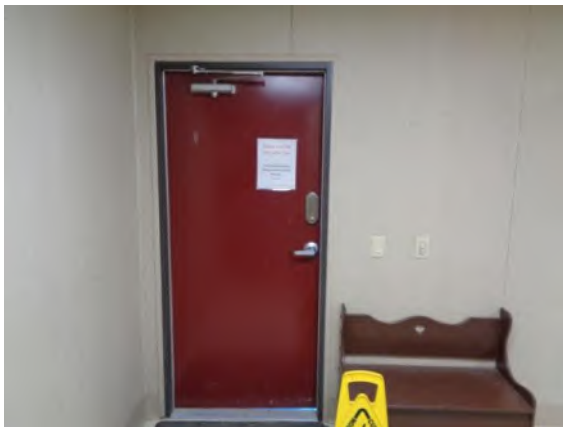
0042016e 4/2/2024
Typical electrical outlet
Office, lobby



0042017a 4/2/2024
Accessible stall with flush-tank water closet and grab bars
Restroom Building, women's restroom



0042017e 4/2/2024
Light switches
Office, lobby



0042018a 4/2/2024
Hollow-metal door with lever hardware
Restroom Building, women's restroom



0042018e 4/2/2024
PTAC supply vent
Office, lobby



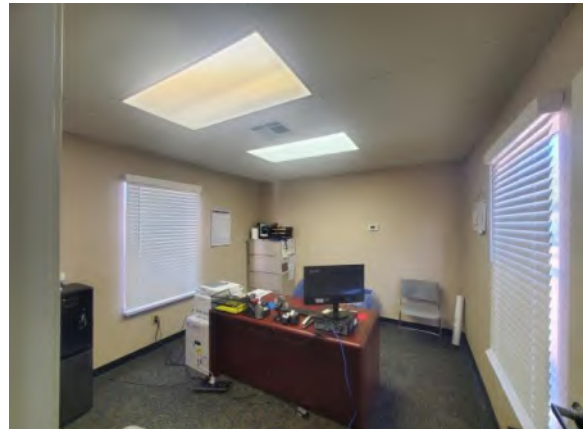
0042019a 4/2/2024
Wall-hung lavatory
Restroom Building, men's restroom



0042019e 4/2/2024
Fluorescent T12 lamps
Office, lobby



0042020a 4/2/2024
Urinal
Restroom Building, men's restroom



0042020e 4/2/2024
Overview of office systems
Office



0042021a 4/2/2024
Painted metal partitions
Restroom Building, men's restroom



0042021e 4/2/2024
Digital thermostat
Office



0042022a 4/2/2024
Accessible stall with flush-tank water closet and grab bars
Restroom Building, men's restroom



0042022e 4/2/2024
Overview of storage area systems
Office, storage room



0042023a 4/2/2024
Wheelchair ramp with continuous handrails on both sides
Restroom building, west elevation



0042023e 4/2/2024
Surface-mounted, single lamp exterior fixture
Office, exterior



0042024a 4/2/2024
Painted T-111 plywood siding and metal access ramp
with handrails
Restroom building, west elevation



0042024e 4/2/2024
Wall-mounted package heat pump
Office, exterior



0042025a 4/2/2024
Painted T-111 plywood siding and skirting
Restroom building, south elevation



0042025e 4/2/2024
100-amp panelboard
Office, exterior



0042026a 4/2/2024
Painted T-111 plywood siding and skirting
Restroom building, east elevation



0042026e 4/2/2024
60-amp panelboard
Wash Rack 1, exterior



0042027a 4/2/2024
Painted T-111 plywood siding and skirting
Restroom building, north elevation



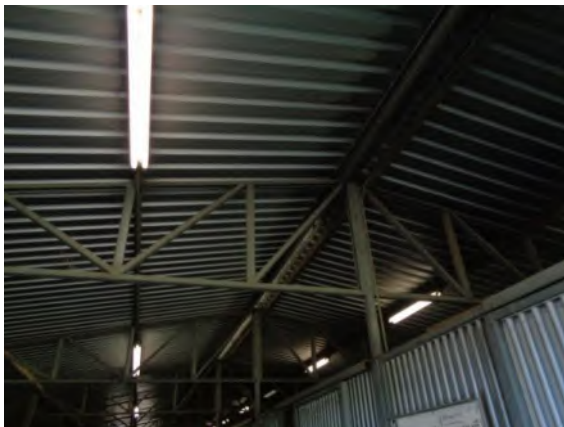
0042027e 4/2/2024
Exterior flood lighting
Wash Rack 1, exterior



0042028a 4/2/2024
Corrugated metal roof and tubular steel frame
Barn 1-29 breezeway



0042028e 4/2/2024
Fire extinguisher
Wash Rack 1, exterior



0042029a 4/2/2024
Corrugated metal roof supported on tubular steel frame
Barn 1-29 breezeway



0042029e 4/2/2024
Galvanized steel hose bib
Wash Rack 1, exterior



0042030a 4/2/2024
Sliding stall doors
Barn 1-29 breezeway



0042030e 4/2/2024
Galvanized steel pipe and hose bib
Stalls 152-158



0042031a 4/2/2024
Composite metal clad wall panels and sliding stall doors
Barn 1-29 interior



0042031e 4/2/2024
Steel waterer
Stalls 152-158



0042032a 4/2/2024
Rusting of metal clad wall panels in stall 2
Barn 1-29 interior



0042032e 4/2/2024
PVC waterer
Stalls 152-158



0042033a 4/2/2024
Rusting of metal clad wall panels in stall 2
Barn 1-29 interior



0042033e 4/2/2024
Galvanized steel pipe and steel waterer
Stalls 159-169



0042034a 4/2/2024
Typical sliding stall door
Barn 1-29 interior



0042034e 4/2/2024
Galvanized steel pipe and steel waterer
Stalls 170-172



0042035a 4/2/2024
Stall 10 used as tack room
Barn 1-29 interior



0042035e 4/2/2024
Surface-mounted lighting with T12 lamps
Stalls 170-172



0042036a 4/2/2024
Stall 11 used as tack room
Barn 1-29 interior



0042036e 4/2/2024
Light switch and electrical outlet
Stalls 170-172



0042037a 4/2/2024
Exterior stalls with sliding stall doors
Barn 1-29, west elevation



0042037e 4/2/2024
Surface mounted HID light
Stalls 170-172



0042038a 4/2/2024
Stall 29, composite metal clad wall panels, rusting at
bottom
Barn 1-29 interior



0042038e 4/2/2024
Surface-mounted flood light
Stalls 170-172



0042039a 4/2/2024
Composite metal clad wall panels, open to breezeway,
and corrugated metal roof over grooming area
Barn 1-29, north elevation



0042039e 4/2/2024
PVC water piping
Stalls 170-172



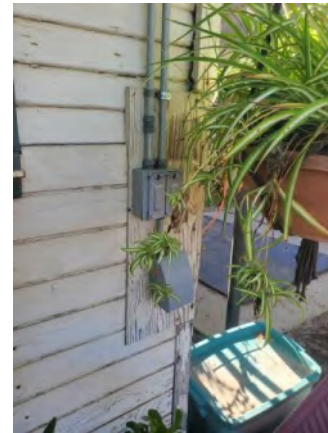
0042040a 4/2/2024
Wood storage shed with corrugated metal roof
Barn 1-29, north elevation



0042040e 4/2/2024
Surface-mounted light fixtures
Tack Shed, exterior



0042041a 4/2/2024
Wood door with knob hardware to storage shed
Barn 1-29, north elevation



0042041e 4/2/2024
Light switches and electrical outlet
Tack Shed, exterior



0042042a 4/2/2024
Composite metal clad wall panels
Barn 1-29, east elevation



0042042e 4/2/2024
Surface-mounted lighting with T12 lamps
Tack Shed



0042043a 4/2/2024
Minor rusting of composite metal clad wall panel frame
Barn 1-29, east elevation



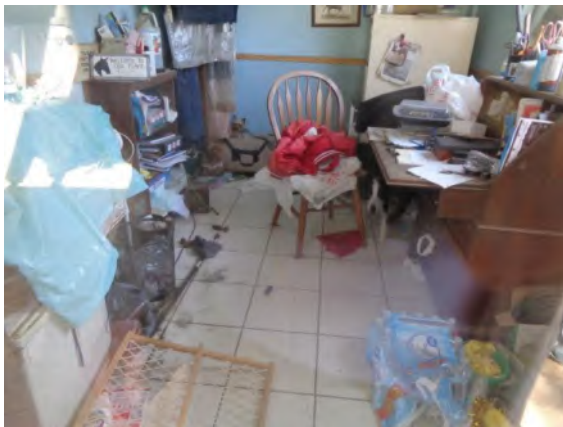
0042043e 4/2/2024
Exterior flood lighting
Wash Rack 2



0042044a 4/2/2024
Wood storage shed with corrugated metal roof
Barn 1-29, south elevation



0042044e 4/2/2024
Galvanized steel pipe and steel waterer
Stalls 173-180



0042045a 4/2/2024
Sheet vinyl floor of storage shed
Barn 1-29, south elevation



0042045e 4/2/2024
Galvanized steel pipe and hose bib
Stalls 173-180



0042046a 4/2/2024
Painted interior walls of storage shed and corrugated
metal roof
Barn 1-29, south elevation



0042046e 4/2/2024
Utility-owned main power transformer
Site



0042047a 4/2/2024
Corrugated metal roof and composite metal clad wall
panels with fresh air grills
Barn 30-39, west elevation



0042047e 4/2/2024
Utility-owned meter pedestal
Site



0042048a 4/2/2024
Corrugated metal storage shed and door with knob
hardware
Barn 30-39, north elevation



0042048e 4/2/2024
6-inch backflow preventer
Site



0042049a 4/2/2024
Unfinished plywood floor in shed and door with knob hardware and damage at bottom
Barn 30-39, north elevation



0042049e 4/2/2024
Utility-owned power lines and wooden poles
Site



0042050a 4/2/2024
Corrugated metal roof, and sliding stall doors
Barn 30-39, east elevation



0042050e 4/2/2024
Galvanized steel pipe and steel waterer
Stalls 181-188



0042051a 4/2/2024
Typical stall with metal clad composite wall panels
Barn 30-39, stall interior



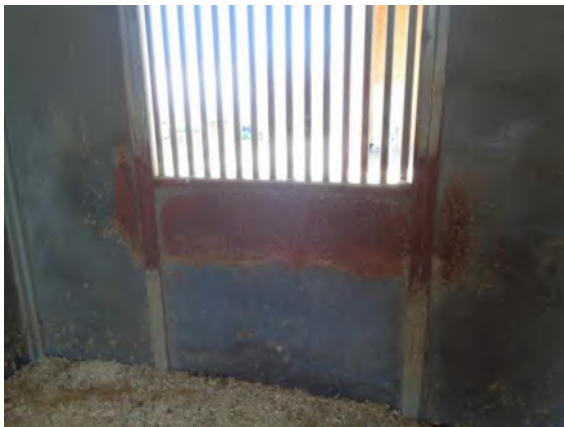
0042051e 4/2/2024
Surface-mounted HID light
Shed, exterior



0042052a 4/2/2024
Corrugated metal roof supported on tubular steel frame
Barn 30-39, interior



0042052e 4/2/2024
Corroded steel waterer
Barn 1-29



0042053a 4/2/2024
Rusting of metal clad wall panels in stall
Barn 30-39, stall interior



0042053e 4/2/2024
Corroded surface-mounted light fixture with T12 lamps
Barn 1-29



0042054a 4/2/2024
Sliding stall doors
Barn 30-39, east elevation



0042054e 4/2/2024
Severely corroded electrical junction box
Barn 1-29



0042055a 4/2/2024
Corrugated metal storage shed and doors with knob hardware
Barn 30-39, south elevation



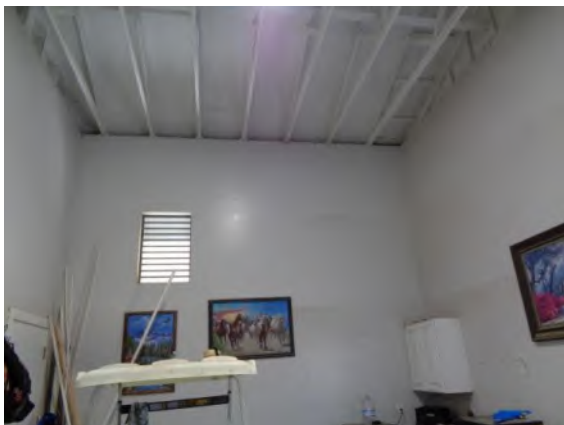
0042055e 4/2/2024
Damaged GFCI electrical outlet
Barn 1-29



0042056a 4/2/2024
Corrugated metal roof, and painted, metal clad composite wall panels
Barn 30-39, south and west elevations



0042056e 4/2/2024
Fire extinguisher
Barn 1-29



0042057a 4/2/2024
Painted ceiling and walls
Hay barn



0042057e 4/2/2024
Occupant-owned infrared heater
Barn 1-29



0042058a 4/2/2024
Cabinetry with laminate countertop
Hay barn



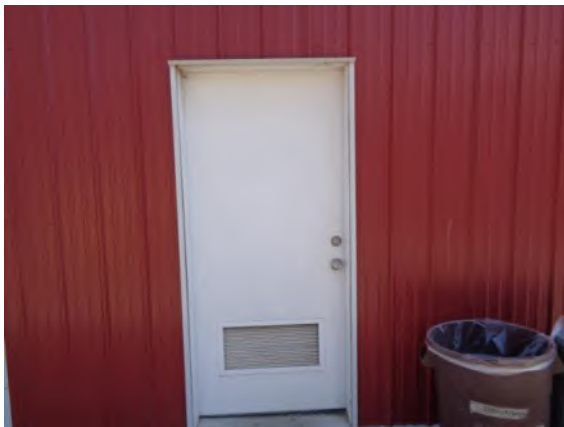
0042058e 4/2/2024
Galvanized steel water pipe
Barn 1-29



0042059a 4/2/2024
Manually operated overhead door
Hay barn



0042059e 4/2/2024
Multiple surface mounted flood lights
Barn 1-29, exterior



0042060a 4/2/2024
Entrance door with knob hardware
Hay barn



0042060e 4/2/2024
Slightly corroded surface light fixture with T12 lamps
Barn 1-29, exterior



0042061a 4/2/2024
Corrugated metal exterior walls
Hay barn, west elevation



0042061e 4/2/2024
Updated interior lighting
Barn 1-29, storage



0042062a 4/2/2024
Corrugated metal exterior wall and overhead door
Hay barn, north elevation



0042062e 4/2/2024
Updated light switch
Barn 1-29, storage



0042063a 4/2/2024
Corrugated metal exterior wall and large opening for
overhead door
Hay barn, east elevation



0042063e 4/2/2024
Main distribution panelboard for Barn
Barn 1-29, exterior



0042064a 4/2/2024
Hay storage room with unfinished wood walls
Hay barn



0042064e 4/2/2024
Pole-mounted road and parking light
Site along entrance drive



0042065a 4/2/2024
Overhead door to hay storage
Hay barn



0042065e 4/2/2024
50-kVA cellular network transformer
Site near Arena E



0042066a 4/2/2024
Electric opener for overhead door
Hay barn



0042066e 4/2/2024
Electric meter
Site near Dry Lot #4



0042067a 4/2/2024
Fabric covered hay storage shelters
Hay barn



0042067e 4/2/2024
Surface-mounted decorative light fixture
Barnyard Buddies Office, exterior



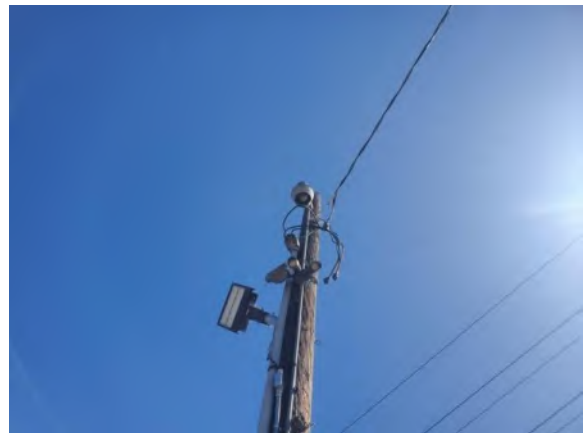
0042068a 4/2/2024
Polyethylene fabric over tubular steel frame
Hay barn



0042068e 4/2/2024
Water trough and galvanized steel pipe
Barnyard Buddies horse stalls



0042069a 4/2/2024
Modular office with asphalt shingle roof and corrugated
metal canopy
Barnyard Buddies office



0042069e 4/2/2024
Pole mounted light fixtures
Barnyard Buddies Site



0042070a 4/2/2024
Office door with knob hardware
Barnyard Buddies office



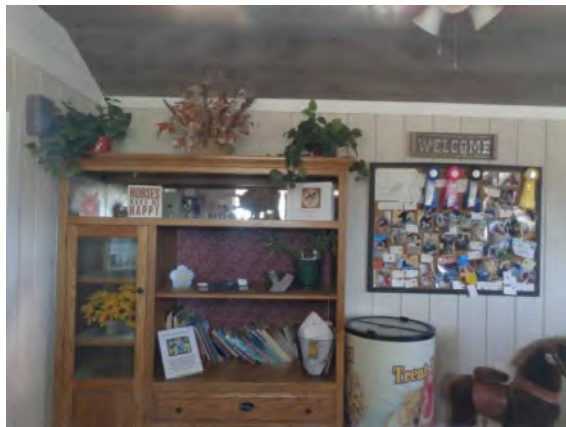
0042070e 4/2/2024
Exterior lighting
Barnyard Buddies Trailer



0042071a 4/2/2024
Office window with double-pane glass
Barnyard Buddies office



0042071e 4/2/2024
Exterior lighting
Tack Sheds 9A, 9B, and 10



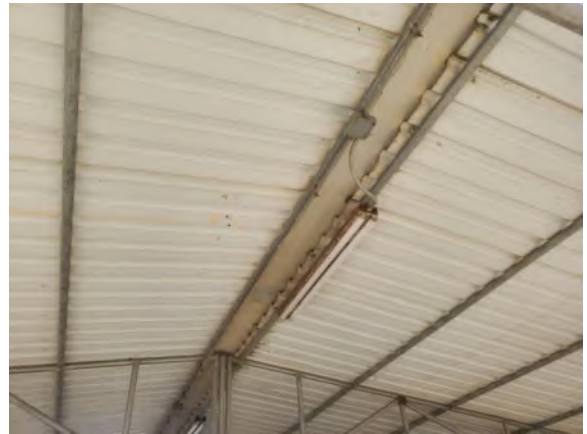
0042072a 4/2/2024
Painted ceiling and walls
Barnyard Buddies office



0042072e 4/2/2024
Surface-mounted lighting with T12 lamps
Tack Sheds 9A, 9B, and 10



0042073a 4/2/2024
Vinyl laminate flooring viewed through window
Barnyard Buddies office



0042073e 4/2/2024
Surface-mounted lighting with T12 lamps
Stalls 40-46



0042074a 4/2/2024
Painted wood siding of modular office
Barnyard Buddies office



0042074e 4/2/2024
Overview of stall systems
Stalls 40-46



0042075a 4/2/2024
Painted wood siding and door with lever hardware
Barnyard Buddies office



0042075e 4/2/2024
Overview of stall systems
Stalls 47-62



0042076a 4/2/2024
New animal shelter with corrugated metal roof
Barnyard Buddies petting zoo



0042076e 4/2/2024
Corroded light fixture
Stalls 47-62



0042077a 4/2/2024
New animal shelter with corrugated metal roof
Barnyard Buddies petting zoo



0042077e 4/2/2024
Customer-owned exterior solar powered light
Stalls 63-70



0042078a 4/2/2024
Older animal shelter with corrugated metal roof
Barnyard Buddies petting zoo



0042078e 4/2/2024
Galvanized steel pipe and hose bib
Stalls 71-80



0042079a 4/2/2024
Older animal shelter with corrugated metal roof
Barnyard Buddies petting zoo



0042079e 4/2/2024
Surface mounted lighting with T12 lamps
Wood Tack Shed 7-8



0042080a 4/2/2024
Pony ride arena
Barnyard Buddies pony rides



0042080e 4/2/2024
Interior electrical outlet
Wood Tack Shed 7-8



0042081a 4/2/2024
Pony yard
Barnyard Buddies pony rides



0042081e 4/2/2024
Aged electrical switch
Tack Shed 11-12



0042082a 4/2/2024
Metal sheds with corrugated metal roof and siding
Barnyard Buddies



0042082e 4/2/2024
Surface-mounted lighting
Stalls 81-89



0042083a 4/2/2024
Deteriorating shed roof and old wood door rotting at
bottom
Barnyard Buddies



0042083e 4/2/2024
Timed electrical switch
Dressage



0042084a 4/2/2024
Boarding stalls with partial shade structure
Stalls 152-158



0042084e 4/2/2024
Lighting and electrical not in service
Tack Shed 21



0042085a 4/2/2024
Pipe rail fencing of boarding stalls
Stalls 152-158



0042085e 4/2/2024
Overview of exterior systems
Tack Shed 20



0042086a 4/2/2024
Rusting, corrugated metal roof
Stalls 152-158



0042086e 4/2/2024
Surface-mounted, solar powered lighting
Road near Dry Lots



0042087a 4/2/2024
Rusting, corrugated metal roof and pipe rail fencing
Stalls 152-158



0042087e 4/2/2024
Surface-mounted interior lighting
Hay Barn



0042088a 4/2/2024
Boarding stalls with center breezeway and corrugated metal roofing on steel tubular frame
Stalls 40-46



0042088e 4/2/2024
Typical light switch
Hay Barn



0042089a 4/2/2024
Boarding stalls with pipe rail fencing
Stalls 40-46



0042089e 4/2/2024
Sconce style exterior lighting
Hay Barn



0042090a 4/2/2024
Boarding stalls with center breezeway and corrugated metal roofing on steel tubular frame
Stalls 40-46



0042090e 4/2/2024
GFCI electrical outlet
Hay Barn



0042091a 4/2/2024
Boarding stalls with partial shade
Stalls 40-46



0042091e 4/2/2024
Main distribution panelboard for Hay Barn
Hay Barn



0042092a 4/2/2024
Boarding stalls with corrugated metal roof and pipe rail
fencing
Stalls 147-151



0042092e 4/2/2024
Surface-mounted lighting with T12 lamps
Barn 30-39



0042093a 4/2/2024
Corrugated metal roofing supported on wood stringers
and pipe columns
Stalls 147-151



0042093e 4/2/2024
Steel waterer
Barn 30-39



0042094a 4/2/2024
Boarding stalls with corrugated metal roof and pipe rail
fencing
Stalls 142-146



0042094e 4/2/2024
Main distribution panelboard
Barn 30-39



0042095a 4/2/2024
Corrugated metal expansion roofing with factory finish
Stalls 142-146



0042096a 4/2/2024
Boarding stalls in partial shade
Stalls 142-146



0042097a 4/2/2024
Boarding stalls in partial shade
Stalls 124-135



0042098a 4/2/2024
Galvanized corrugated metal roofing and pipe rail fencing
Stalls 124-135



0042099a 4/2/2024
Typical stall with partial shade and pipe rail fencing
Stalls 124-135



0042100a 4/2/2024
Boarding stalls with shade structures on either side
Stalls 124-135



0042101a 4/2/2024
Enclosed boarding stalls with corrugated metal roof,
wood siding, and corrugated metal siding
Stalls 170-172



0042102a 4/2/2024
Wood-framed structure with corrugated metal roof and
wood stall walls
Stalls 170-172



0042103a 4/2/2024
Typical stall door with OSB wood
Stalls 170-172



0042104a 4/2/2024
Corrugated metal roof on wood frame
Stalls 170-172



0042105a 4/2/2024
Wood exterior siding and stall door
Stalls 170-172



0042106a 4/2/2024
Enclosed boarding stalls with corrugated metal roof,
wood siding, and stall doors
Stalls 170-172



0042107a 4/2/2024
Corrugated metal siding on rear wall
Stalls 170-172



0042108a 4/2/2024
Wood tack shed, wood siding, and wood door with knob
hardware
Tack shed



0042109a 4/2/2024
Single-pane glass window
Tack shed



0042110a 4/2/2024
Wood siding on front and end walls
Tack shed



0042111a 4/2/2024
Wood siding on rear wall
Tack shed



0042112a 4/2/2024
Painted walls
Tack shed interior



0042113a 4/2/2024
Wood floor
Tack shed interior



0042114a 4/2/2024
Typical metal tack sheds with corrugated metal siding and
roofs
Tack sheds 9A, 9B, and 10



0042115a 4/2/2024
Typical door to tack shed with knob hardware
Tack shed 10



0042116a 4/2/2024
Typical single-pane glass window
Tack shed 10



0042117a 4/2/2024
Corrugated metal exterior walls and roofs
Tack sheds 9A, 9B, and 10



0042118a 4/2/2024
Tack shed with corrugated metal siding
Tack shed 21



0042119a 4/2/2024
Unfinished wood floor and door with knob hardware
Tack shed 21



0042120a 4/2/2024
Corrugated metal roof and siding and door with knob hardware
Tack shed 20



0042121a 4/2/2024
Painted exterior and wood doors
Tack sheds 7 and 8



0042122a 4/2/2024
Unfinished wood interior
Tack shed 7



0042123a 4/2/2024
Asphalt entrance road with block cracking
Roadway



0042124a 4/2/2024
Asphalt entrance drive with block cracking
Roadways



0042125a 4/2/2024
Asphalt pavement with block cracking and standing water at edge
Roadways



0042126a 4/2/2024
Dirt covered pavement and potholes
Center roadway and parking area



0042127a 4/2/2024
Potholes and patching
Roadway



0042128a 4/2/2024
Dirt covered roadway with alligator cracking
Roadway



0042129a 4/2/2024
Dirt covered roadway with standing water
Trailer parking area



0042130a 4/2/2024
Standing water
Arena A



0042131a 4/2/2024
Standing water
Arena A



0042132a 4/2/2024
Standing water
Arena E



0042133a 4/2/2024
Standing water
Turnout 6



0042134a 4/2/2024
Standing water
Turnout 8



0042135a

4/2/2024

Entrance sign
Main entrance

SCE Doc. 143825 and 153774 Att.

Contract No. 9.3688
(Formerly Contract No. L1246)

- 37. INDUCED VOLTAGES
- 38. NOTICES
- 39. RECORDING
- 40. COMPLETE AGREEMENT
- 41. SIGNATURE AUTHORITY
- 42. SURVIVAL


APPENDIX: GUIDELINES FOR STANDARD LICENSEE IMPROVEMENTS

ADDENDUM(S)

PARKING

RIDING & BOARDING

TREES/LANDSCAPING

Initial  /
Licensor/Licensee

SCE Doc. 143825 and 153774 Att.

Contract No. 9.3688
(Formerly Contract No. L1246)

LICENSE AGREEMENT

THIS AGREEMENT between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation organized under the laws of the State of California, called "Licensor", and THE CITY OF LAKEWOOD, called "Licensee";

WITNESSETH: That Licensor, for and in consideration of the faithful performance by Licensee of the terms, covenants and agreements hereinafter set forth to be kept and performed by Licensee, does hereby give to Licensee the license to use that certain real property solely for the purpose hereinafter specified, upon and subject to the terms, reservations, covenants and conditions hereinafter set forth, hereinafter designated as "Property" on the Exhibit "A" attached hereto and made a part hereof, being a portion of Assessor's Parcel Number 7060-002-800 and being all of Assessor's Parcel Number 7060-002-801, situated in the City of Lakewood, County of Los Angeles, State of California, subject to any and all covenants, restrictions, reservations, exceptions, rights and easements, whether or not of record.

Acknowledgment of License and Disclaimer of Tenancy

Licensee acknowledges and agrees that the License constitutes a limited, revocable, non-possessory, personal and non-assignable privilege to use the Property solely for those permitted uses and activities expressly identified in the Agreement (the "License Privilege"). Licensee further acknowledges and agrees that:

- The consideration paid by Licensee pursuant to Article 3 of the Agreement is consistent with the value of the rights comprising the License Privilege; the consideration is *not* consistent with the higher market value for a greater right, privilege or interest (such as a lease) in the Property or similarly situated parcels.
- Licensee is not a tenant or lessee of Licensor and holds no rights of tenancy or leasehold in relation to the Property.
- The Agreement and/or any prior and/or future acts or omissions of Licensor shall not create (or be construed as creating) a leasehold, tenancy or any other interest in the Property.
- Licensor may terminate the License and revoke the License Privilege at any time, subject, if applicable, to a notice period agreed upon by the parties, as more particularly set forth in the Agreement.
- In consideration of Licensor's grant of the License, Licensee specifically and expressly waives, releases and relinquishes any and all right(s) to assert any claim of right, privilege or interest in the Property other than the License.
- Licensee further acknowledges and agrees that without the representations and agreements set forth herein, Licensor would not enter into the Agreement.

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Contract No. 9.3688
(Formerly Contract No. L1246)

as additional insureds, but only for Licensee's negligent acts or omissions; (ii) be primary for all purposes and (iii) contain separation of insureds or cross-liability clause, and (iv) require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.

- (c) Commercial Automobile Liability insurance with a combined single limit of \$1,000,000.00. Such insurance shall cover the use of owned, non-owned and hired vehicles on the Property.
- (d) Self - Insurance: Licensee may self-insure all of the insurance requirements above if they belong to an approved Secondary Use Category and the self-insurance is maintained under a self-insurance program reasonably satisfactory to Licensor. Horse stable use is an approved Secondary Use Category; Licensee may submit written verification of self-insurance to meet the above insurance requirements.

The failure to maintain such insurance may be deemed by Licensor a material default of this Agreement and grounds for immediate termination pursuant to Articles 28 and/or 30. Licensee shall provide Licensor with proof of such insurance by submission of certificates of insurance, pursuant to Article 38 "Notices", at least ten days prior to the effective date of this Agreement, and thereafter at least ten days prior to each insurance renewal date. Licensee must provide Licensor at least thirty (30) days notice before any such insurance will be canceled, allowed to expire, or materially reduced. However, in the event insurance is canceled for the non-payment of a premium, Licensee must provide to Licensor at least ten (10) days' prior written notice before the effective date of cancellation. The required insurance policies shall be maintained with insurers reasonably satisfactory to Licensor, and shall be primary and non-contributory with any insurance or self-insurance maintained by Licensor.

5. Licensor's Use of the Property: Licensee agrees that Licensor, its successors and assigns, have the right to enter the Property, at all times, for any purpose, and the right to conduct any activity on the Property. Exercise of these rights by Licensor, its successors and assigns, will not result in compensation to Licensee for any damages whatsoever to personal property, structures, and/or crops located on the Property, nor shall Licensee be entitled to any compensation for any loss of use of the Property or a portion thereof, and/or any related damages, as a result of Licensor's activities under this Article.

6. Licensee's Improvements: Licensee must submit, for Licensor's prior written approval, complete improvement plans, including, but not limited to, grading, lighting, landscaping, grounding, and irrigation plans, - identifying all existing and proposed improvements, a minimum of sixty (60) days prior to making any use of the Property. Licensee's conceptual plans for proposed improvements shall be developed in accordance with the guidelines contained in the Appendix to this License. It is understood and agreed that the general guidelines contained in the Appendix are intended to provide a framework for the development of conceptual plans only; and that Licensor may modify or add to the conditions contained in the Appendix hereto, based on individual site characteristics, Licensor's existing or potential operating needs or Licensee's proposed use(s). Licensee must submit, for Licensor's prior written approval plans for any modifications to such improvements. Written approval may be modified and/or rescinded by Licensor for any reason whatsoever.

To the extent Licensor reviews and/or approves any improvement plans, Licensor is doing so only for purposes of determining whether said improvements are compatible with Licensor's use of the Property.

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Under no circumstances shall such review and/or approval be construed as a warranty, representation, or promise that the Property is fit for the proposed improvements, or that said improvements comply with any applicable city, state, or county building requirements, other legal requirements, or the generally accepted standard of care.

At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee's risk and expense and without compensation from Licensor. Licensor is not required, at any time, to make any repairs, improvements, alterations, changes or additions of any nature whatsoever to the Property and/or any fixtures thereon. Licensee expressly acknowledges that any expenditures or improvements will in no way alter Licensor's right to terminate in accordance with Articles 28, and/or 30.

7. Licensee's Personal Property: (i) Licensor grants Licensee permission to place Licensee's personal property on the Property consistent with the use identified in Article 1 and other terms of this Agreement. Such permission granted by Licensor shall be revoked upon the earlier of the termination or expiration of this Agreement. All equipment and other property brought, placed or erected on the Property by Licensee shall be and remain the property of Licensee, except as otherwise set forth herein. Licensee shall be responsible for any damage to the Property and/or Licensor's personal property arising out of Licensee's activities on the Property, including its use and/or removal of Licensee's personal property. Licensee further acknowledges and agrees that Licensor is not responsible for Licensee's personal property during the effectiveness of this Agreement, or upon termination or expiration. Licensor further assumes no duty or obligation to maintain or secure Licensee's personal property at any time.

(ii) Unless as specifically provided for in an Addendum to this Agreement, Licensee shall not store on the Property, for a period longer than twenty-four (24) consecutive hours, any personal property owned by a non-party to this Agreement.

Licensee will defend and indemnify Licensor, its directors, officers, agents, subcontractors, and employees, and its successors and assigns, from any and all claims, loss, damage, actions, causes of action, expenses and/or liability arising from the storage of, damage to, and/or loss of use of such non-party's personal property.

8. Height Limitations and Vertical Clearances: Any equipment used by Licensee or its agents, employees or contractors, on and/or adjacent to the Property, will be used and operated so as to maintain minimum clearances from all overhead electrical conductors as designated in the table below:

Vehicle/ Equipment Vertical Clearance	
500 kV	35 feet
220 kV - 66kV	30 feet
<66kV (Distribution facilities)	25 feet
Telecom	18 feet

All trees and plants on the Property will be maintained by Licensee at a maximum height of fifteen (15) feet. If requested by Licensor, Licensee will remove, at Licensee's expense, any tree and/or other planting.

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Licensor / Licensee

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9. Access and Horizontal Clearances: Licensee will provide Licensor with adequate access to all of Licensor's facilities on the Property and at no time will there be any interference with the free movement of Licensor's equipment, personnel, and materials over the Property. Licensee may require Licensee to provide and maintain access roads within the Property, at a minimum usable width of sixteen (16) feet, with commercial driveway aprons and curb depressions capable of supporting a gross load of forty (40) tons on a three-axle vehicle. The minimum width of all roads shall be increased on curves by a distance equal to 400/inside radius of curvature. All curves shall have a radius of not less than 50 feet measured at the inside edge of the usable road surface. Unless otherwise specified in writing by Licensor, Licensee will make no use of the area directly underneath Licensor's towers and will maintain the following minimum clearances:

- a. A 50-foot-radius around suspension tower legs, H-Frames and poles and 100-foot radius around dead-end tower legs, H-Frames and poles.
- b. A 25-foot-radius around all other poles.

NOTE: Additional clearance may be required by Licensor for structures.

10. Parking: Licensee will not park, store, repair or refuel any motor vehicles or allow parking, storage, repairing or refueling of any motor vehicles on the Property unless specifically approved in a writing executed by Licensor.

11. Weeds, Brush, Rubbish and Debris (Weed Abatement): Licensee will keep the Property clean, free from weeds, brush, rubbish and debris and in a condition satisfactory to Licensor.

12. Flammables, Waste and Nuisances: Unless permitted by Licensor in writing, Licensee will not, or allow others, to place, use, or store any flammable or combustible materials or waste materials on the Property or commit any waste or damage to the Property or allow any to be done. Licensee will be responsible for the control of and will be liable for any damage or disturbance, caused by any trespasser, dust, odor, flammable or waste materials, noise or other nuisance disturbances. Licensee will not permit dogs on the Property.

13. Pesticides and Herbicides: Any pesticide or herbicide applications and disposals will be made in accordance with all Federal, State, County and local laws. Licensee will dispose of all pesticides, herbicides and any other toxic substances declared to be either a health or environmental hazard, and all materials contaminated by such substances, including but not limited to, containers, clothing and equipment, in the manner prescribed by law.

14. Hazardous Waste: Licensee will not engage in, or permit any other party to engage in, any activity on the Property that violates federal, state or local laws, rules or regulations pertaining to hazardous, toxic or infectious materials and/or waste. Licensee will indemnify and hold Licensor, its directors, officers, agents and employees, and its successors and assigns, harmless from all claims, loss, damage, actions, causes of action, expenses and/or liability arising from leaks of, spills of, and/or contamination by or from hazardous materials as defined by applicable laws or regulations, which may occur during and after the Agreement term, and are attributable to the actions of, or failure to act by, Licensee or any person claiming under Licensee.

15. Signs: Licensee must obtain written approval from Licensor prior to the construction or placement of any sign, signboard or other form of outdoor advertising. Licensee shall within three (3) days from the date on which the Licensee learns of the graffiti remove any signs containing graffiti or

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shall otherwise remove such graffiti from the signs in a manner reasonably acceptable to Licensor. Notwithstanding any other language in this Article, Licensee shall not advertise on any sign any product, service, or good which is (i) not directly related to Licensee's use of the Property, (ii) offensive to the public, or (iii) which Licensor, in its reasonable discretion, deems objectionable.

16. Fencing and Existing Fixtures: Licensor disclaims any and all express or implied warranties for any fencing and/or other fixtures affixed to the Property, and further disclaims any liability arising from any disrepair of the same. Licensee may install fencing on the Property with prior written approval from Licensor. Such fencing will include double drive gates, in locations specified by Licensor, a minimum of twenty (20) feet in width, and designed to accommodate separate Licensor and Licensee locks. Licensee will maintain and repair all fencing and other fixtures affixed to the Property, including any grounding of the same as deemed necessary by Licensor, in a manner acceptable to Licensor. Grounding plans must be prepared and stamped by a licensed electrical engineer and submitted to Licensor.

17. Parkways and Landscaping: Licensee will keep parkway and sidewalk areas adjacent to the Property free of weeds, brush, rubbish and debris. Licensee will maintain parkways on the Property and provide landscaping that is compatible with adjoining properties and that is satisfactory to Licensor.

18. Irrigation Equipment: Any irrigation equipment located on the Property prior to the commencement of this Agreement, including but not limited to pipelines, well pumping equipment and other structures, is the property of Licensor and will remain on and be surrendered with the Property upon termination of this Agreement. Should Licensee desire to use the irrigation equipment, Licensee will maintain, operate, repair and replace, if necessary, all irrigation equipment at its own expense.

19. Underground and Above-Ground Tanks: Licensee will not install underground or above-ground storage tanks, as defined by any and all applicable laws or regulations, without Licensor's prior written approval.

20. Underground Facilities: Any underground facilities must be approved by Licensor pursuant to Article 6. Licensee must contact Dig Alert and comply with the applicable processes, policies and/or procedures of Dig Alert, prior to any underground installation. Any underground facilities installed or maintained by Licensee on the Property must have a minimum cover of three feet from the top of the facility and be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle. Licensee will compact any earth excavated to a compaction of ninety percent (90%). Licensee will relocate its facilities at its own expense so as not to interfere with Licensor's proposed facilities.

21. Utilities: Licensee will pay all charges and assessments for, or in connection with, water, electric current or other utilities which may be furnished to or used on the Property.

22. Taxes, Assessments and Liens: Licensee will pay all taxes and assessments which may be levied upon any crops, personal property, and improvements, including but not limited to, buildings, structures, and fixtures on the Property. Licensee will keep the Property free from all liens, including but not limited to, mechanics liens and encumbrances by use or occupancy by Licensee, or any person claiming under Licensee. If Licensee fails to pay the above-mentioned taxes, assessments or liens when due, Licensor may pay the same and charge the amount to the Licensee. All accounts not paid within thirty (30) days of the agreed upon due date will be charged a "late fee" on all amounts outstanding up to the maximum rate allowed by law.

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23. **Expense:** Licensee will perform and pay all obligations of Licensee under this Agreement. All matters or things required by Licensee will be performed and paid for at the sole cost and expense of Licensee, without obligation by Licensor to make payment or incur cost or expense for any such matters or things.

24. **Assignments:** This Agreement is personal to Licensee, and Licensee will not assign, transfer or sell this Agreement or any privilege hereunder in whole or in part, and any attempt to do so will be void and confer no right on any third party.

25. **Compliance with Law:** Licensee will comply with all applicable federal, state, county and local laws, all covenants, conditions and restrictions of record and all applicable ordinances, zoning restrictions, rules, regulations, orders and any requirements of any duly constituted public authorities now or hereafter in any manner affecting the Property or the streets and ways adjacent thereto. Licensee will obtain all permits and other governmental approvals required in connection with Licensee's activities hereunder. Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or resulting from any violation of this provision.


26. **Governing Law:** The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions will be determined in accordance with the laws of the State of California.

27. **Indemnification:** Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or growing out of loss or damage to property, including that of Licensor, or injury to or death of persons, including employees of Licensor resulting in any manner whatsoever, directly or indirectly, by reason of this Agreement or the use or occupancy of the Property by Licensee or any person claiming under Licensee.

28. **Termination:** Licensor or Licensee may terminate this Agreement, at any time, for any reason, upon thirty (30) days notice in writing. Additionally, Licensor may immediately terminate this Agreement pursuant to Article 30. Termination does not release Licensee from any liability or obligation (indemnity or otherwise) which Licensee may have incurred. Upon termination, Licensor may immediately recover from Licensee all amounts due and owing hereunder, plus interest at the maximum rate permitted by law on such amounts until paid, as well as any other amount necessary to compensate Licensor for all the detriment proximately caused by Licensee's failure to perform its obligations under this Agreement. Licensee's continued presence after termination shall be deemed a trespass. In the event of a termination for any reason other than non-payment of the License fee, Licensor shall refund any previously collected/pre-paid License fees covering the unused portion of the remaining term, to the extent such fees exceed any offset claimed by Licensor under the Agreement

29. **Events of Default:** In addition to material defaults otherwise described herein, the occurrence of any of the following shall constitute a material default and breach of this Agreement by Licensee:

- (a) Any failure by Licensee to pay the consideration due under Article 3, or to make any other payment required to be made by Licensee when due.
- (b) The abandonment or vacating of the Property by Licensee.

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- (c) Any attempted assignment or subletting of this Agreement by Licensee in violation of Article 24.
- (d) The violation by Licensee of any resolution, ordinance, statute, code, regulation or other rule of any governmental agency for Licensee's activities under this Agreement.
- (e) Any attempt to exclude Licensor from the licensed premises.
- (f) The making by Licensee of any general assignment for the benefit of creditors; the appointment of a receiver to take possession of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder where possession is not restored to Licensee within five (5) days; the attachment, execution or other judicial seizure of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder, where such seizure is not discharged within five (5) days.
- (g) Any case, proceeding or other action brought against Licensee seeking any of the relief mentioned in "clause f" of this Article which has not been stayed or dismissed within thirty (30) days after the commencement thereof.
- (h) Any claim by Licensee that it has a possessory interest and/or irrevocable license in the Property.
- (i) With respect to items not otherwise listed in Article 29.a-h, the failure by Licensee to observe and perform any other provision of this Agreement to be observed or performed by Licensee. Licensor shall provide written notice of such failure and Licensee shall be considered in material default where such failure continues for a total of ten (10) or more consecutive days from the date of the notice. Further, with respect to items not otherwise listed in Article 29.a-h, Licensee shall be considered in material default should Licensee fail to observe or perform any other provision of this Agreement for more than fifteen (15) days during the entire Term of the Agreement in the aggregate, after Licensor provides an initial written notice of such failure. After providing initial notice under this provision, Licensor will not be required to provide any subsequent notice of breach of this Agreement.

30. Remedies: Notwithstanding the notice requirement in Article 28, in the event of any material default by Licensee, then in addition to any other remedies available to Licensor at law or in equity, Licensor shall have the option to immediately terminate this Agreement and all rights of Licensee hereunder by giving written notice of such immediate termination to Licensee.

31. Licensee's Personal Property Upon Termination or Expiration: In the event that this Agreement is terminated, whether termination is effected pursuant to Article 28 and/or 30, or in the event this Agreement expires pursuant to Article 2, Licensee shall, at Licensee's sole cost and expense and prior to the earlier of the effective termination date or expiration date, remove all weeds, debris, and waste from the Property and peaceably quit, surrender and restore the licensed Property to the condition it was in prior to the Licensee's use of the Property, in a manner satisfactory to Licensor.

If Licensee fails or refuses to remove any of Licensee's personal property, building(s), fixture(s) or structure(s) from the Property prior to the earlier of the termination date or expiration date, said personal

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property, building(s), fixture(s) or structure(s) shall be deemed abandoned by the Licensee, and the Licensor shall have the right, but not the obligation, to remove, destroy, sell or otherwise dispose of them with no further notice to Licensee. Licensor shall not be required to seek and/or obtain judicial relief (including, but not limited to, the filing of an unlawful detainer action), nor shall Licensor be responsible for the value of Licensee's personal property.

Licensor shall have the right to charge and recover from Licensee all costs and expenses incurred by Licensor related to (i) the removal, disposal or sale of Licensee's personal property, building(s), fixture(s) or structure(s), (ii), the removal of any waste, weeds, or debris on the Property, (iii) environmental studies and environmental remediation and/or cleanup attributable to Licensee's use of the Property, and (iv) the restoration of the Property to the condition it was in prior to Licensor's initial use of the Property. Licensee agrees to pay such expenses to Licensor upon demand.

32. Limitation of Liability:

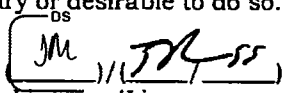
IN ORDER FOR LICENSEE TO OBTAIN THE BENEFIT OF THE FEE IDENTIFIED IN ARTICLE 3, WHICH INCLUDES A LESSER ALLOWANCE FOR RISK FUNDING FOR LICENSOR, LICENSEE AGREES TO LIMIT LICENSOR'S LIABILITY PURSUANT TO THIS AGREEMENT. AS SUCH, IF LICENSEE IS ENTITLED TO ANY RELIEF FOR LICENSOR'S NEGLIGENCE, INCLUDING GROSS NEGLIGENCE, FOR DAMAGE OR DESTRUCTION OF LICENSEE'S PERSONAL PROPERTY, BUILDING(S), STRUCTURE(S) OR FIXTURE(S) AFTER THE TERMINATION OR EXPIRATION OF THIS AGREEMENT, THE TOTAL LIABILITY OF LICENSOR SHALL NOT EXCEED THE TOTAL FEES ACTUALLY PAID BY LICENSEE TO LICENSOR DURING THE TERM OF THIS AGREEMENT.

FURTHER, IN NO EVENT SHALL LICENSOR BE LIABLE UNDER ANY CIRCUMSTANCES FOR INJURY OR DAMAGE TO LICENSEE'S BUSINESS, IF ANY, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF RENTS OR OTHER EVENTS, LOSS OF BUSINESS OPPORTUNITY, LOSS OF GOODWILL OR LOSS OF USE, IN EACH CASE, HOWEVER OCCURRING, RELATED TO THIS AGREEMENT.

33. Non-Possessory Interest: Licensor retains full possession of the Property and Licensee will not acquire any possessory interest, whether temporary, permanent, or otherwise by reason of this Agreement, or by the exercise of the permission given herein. Licensee will make no claim to any such interest and Licensee will not claim that it has or ever had an irrevocable license in the Property.

34. Waiver: Licensor shall not be deemed to waive any provision of this Agreement orally or by conduct. Any waiver by Licensor of any provision of this Agreement must be in a writing signed by Licensor. No waiver by Licensor of any provision shall be deemed a waiver of any other provision or of any subsequent breach by Licensee of the same or any other provision. Licensor's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Licensor's consent to or approval of any subsequent act by Licensee. Licensor's acceptance of payment after providing notice of termination to Licensee shall not constitute a waiver of Licensor's termination of the Agreement.

35. Authority: This Agreement is executed subject to General Order No. 69-C of the Public Utilities Commission of the State of California dated and effective July 10, 1985, incorporated by this reference. As set forth in General Order 69-C, this License is made conditional upon the right of the Licensor either on order of the Public Utilities Commission or on Grantor's own motion to resume the use of that property (including, but not limited to the removal of any obstructions) whenever, in the interest of Licensor's service to its patrons or consumers, it shall appear necessary or desirable to do so.

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Licensee agrees to comply with all federal, state and local laws and regulations. This Agreement should not be construed as a subordination of Licensor's rights, title and interest in and to its fee ownership, nor should this Agreement be construed as a waiver of any of the provisions contained in said License or a waiver of any costs of relocation of affected Licensor facilities.

36. Electric and Magnetic Fields ("EMF"): There are numerous sources of power frequency electric and magnetic field ("EMF"), including household or building wiring, electrical appliances and electric power transmission and distribution facilities. There have been numerous scientific studies about the potential health effects of EMF. Interest in a potential link between long-term exposures to EMF and certain diseases is based on this scientific research and public concerns.

While some 40 years of research have not established EMF as a health hazard, some health authorities have identified magnetic field exposures as a possible human carcinogen. Many of the questions about diseases have been successfully resolved due to an aggressive international research program. However, potentially important public health questions remain about whether there is a link between EMF exposures in homes or work and some diseases including childhood leukemia and a variety of other adult diseases (e.g. adult cancers and miscarriages). While scientific research is continuing on a wide range of questions relating to exposures at both work and in our communities, a quick resolution of the remaining scientific uncertainties is not expected.

Since Licensee plans to license or otherwise enter Licensor property that is in close proximity to Licensor electric facilities, Licensor wants to share with Licensee and those who may enter the property under this agreement, the information available about EMF. Accordingly, Licensor has attached to this document a brochure that explains some basic facts about EMF and that describes Licensor policy on EMF. Licensor also encourages Licensee to obtain other information as needed to assist in understanding the EMF regarding the planned use of this property.

37. Induced Voltages: Licensee hereby acknowledges that any structures (including, but not limited to, buildings, fences, light poles) that exist or may be constructed on the Property licensed herein, (hereinafter, the "Structures") in close proximity to one or more high voltage (66 kilovolt or above) electric transmission lines and/or substation facilities may be susceptible to induced voltages, static voltages and/or related electric fault conditions (hereinafter collectively referred to as "Induced Voltages") unless appropriate grounding or other mitigation measures are incorporated into the Structures. If not properly mitigated, Induced Voltages can cause a variety of safety and/or nuisance conditions including, but not limited to, electric shocks or other injuries to individuals contacting the Structures or other utilities connected to the Structures (including, but not limited to, natural gas lines, water lines or cable television lines), or interference with or damage to sensitive electronic equipment in or around the Structures. Measures to mitigate Induced Voltages, if required, will vary from case to case because of factors such as electric facility configuration and voltage, other utilities involved, or sensitivity of electronic equipment. Licensee will be responsible to determine what Induced Voltages mitigation measures should be undertaken regarding the Structures and to implement such mitigation measures at its sole cost and expense.

Licensee agrees for itself and for its contractors, agents, licensees, invitees, and employees, to save harmless and indemnify Licensor, its parent, subsidiaries and affiliated entities and their respective officers and employees against all claims, loss, damage, actions, causes of action, expenses and/or liability arising from or growing out of loss or damage to property, including Licensor's own personal property, or injury to or death of persons, including employees of Licensor caused by or resulting from or connected to Induced Voltages on or related to the Structures.

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38. Notices: All notices required to be given by either party will be made in writing and deposited in the United States mail, first class, postage prepaid, addressed as follows:

To Licensor: Southern California Edison Company
Vegetation & Land Management
Land Management – Metro Region
2 Innovation Way
Pomona, CA 91768

To Licensee: The City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

Business Telephone No. (562) 866-9771

Notice will be deemed effective on the third calendar day after mailing. A party will immediately notify the other party in writing of any address change.

39. Recording: Licensee will not record this Agreement.

40. Complete Agreement: Licensor and Licensee acknowledge that the foregoing provisions and any appendix, addenda and exhibits attached hereto constitute the entire Agreement between the parties. This Agreement may not be modified, amended, contradicted, supplemented or altered in any way by any previous written or oral agreements or any subsequent oral agreements or unsigned written agreements. This Agreement may be modified or amended only by way of a writing executed by both parties.

41. Signature Authority: Each of the persons executing this Agreement warrants and represents that he or she has the full and complete authority to enter into this Agreement on behalf of the Party for which he or she is signing, and to bind said party to the agreements, covenants and terms contained herein.

42. Survival: Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement.

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Licensor / Licensee

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Contract No. 9.3688
(Formerly Contract No. L1246)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate.

LICENSOR:

SOUTHERN CALIFORNIA EDISON COMPANY

By DocuSigned by:
James Mackenzie
DF05B4B8429D4E5...

JAMES MACKENZIE,
Principal Manager,
Land & Forest Management

LEAH MORENO
Director, Vegetation & Land Management

11/5/2020

Date

LICENSEE:

THE CITY OF LAKEWOOD

By Todd Rogers
TODD ROGERS, Mayor

10/06/2020

Date

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Licensor / Licensee

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Contract No. 9.3688
(Formerly Contract No. L1246)

APPENDIX

Guidelines for Standard Licensee Improvements

The following criteria are provided to aid in developing a conceptual plot plan to be submitted to Southern California Edison Company herein after referred to as "Licensor" for consideration and approval prior to the start of any construction on "Licensor" property.

Plans should be developed indicating the size and location of all planned improvements. The plan should specify the dimensions of all planned improvements and the distance of all planned improvements from property lines and all adjacent "Licensor" towers, poles, guy wires or other "Licensor" facilities.

The plan must show the locations of all "Licensor" towers and poles, 16-foot wide access roads, main water lines and water shut-off valves, electrical service lines and parking areas. All plans must indicate adjacent streets and include a "north arrow" and the Licensee's name.

SHADE STRUCTURES

(Definition: A non-flammable frame covered on the top with a material designed to provide shade to aid in growing plants)

1. Shade structures must maintain minimum spacing of 50 feet between shade structure locations, should be placed perpendicular to Licensor's overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
 - a. 100 feet in length
 - b. 50 feet in width
 - c. 15 feet in height
2. Shade structures will not be permitted within the following areas reserved for Licensor's access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shade structures must utilize the following design:
 - a. Temporary/slip joint construction only
 - b. Non-flammable frame only
 - c. Adequately grounded by a licensed electrical engineer
 - d. Shade covering must be non-flammable and manufactured with non-hydrocarbon materials.

Initial (^{DS} JM)/(JMS)
Licensor/Licensee

SCE Doc. 143825 and 153774 Att.

Contract No. 9.3688
(Formerly Contract No. L1246)

SHADEHOUSES/HOTHOUSES

*(Definition: A simple, non-flammable, enclosed structure designed to control temperature **without** the benefit of heating and/or air conditioning units to aid in propagating and/or growing plants)*

1. Shadehouses/hothouses must maintain minimum spacing of 50 feet between shadehouse/hothouse locations, should be placed in perpendicular to Licensor's overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
 - a. 100 feet in length
 - b. 50 feet in width
 - c. 15 feet in height
2. Shadehouses/hothouses will not be permitted within the following areas reserved for Licensor's access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shadehouses/hothouses must utilize the following design:
 - a. Temporary/slip joint construction only
 - b. Non-flammable frame only
 - c. Adequately grounded by a licensed electrical engineer
 - d. Covering must be non-flammable and manufactured with non-hydrocarbon materials

GREENHOUSES

(Definition: An enclosed structure designed to control temperature and/or humidity by the use of heating and/or air conditioning units to aid in propagating and/or growing plants)
Greenhouses will be considered on a case-by-case basis.

IRRIGATION SYSTEMS / WELLS

1. Maximum diameter of pipe: 3 inches
2. All pipe must be plastic Schedule 40 or better
3. No irrigation system will be permitted within the following areas reserved for Licensor's access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles

Initial DS
JM / DS
JLSS
Licensor / Licensee

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4. Sprinkler and drip irrigation controllers must be located at the edge of the right of way
5. Suitable identification markers will be required on main controllers and valves
6. Locations of main shut off valve will be provided and shown on a plot plan
7. Underground facilities must have a minimum cover of three feet
8. Earth disturbed must be compacted to ninety percent (90%)

LANDSCAPING

1. No trees will be permitted under the overhead electrical conductors or within 20 feet of the "drip line" of the conductors
2. Trees must have slow to moderate growth, and must be of a variety that grows to a maximum height of only 40 feet and must be maintained by the Licensee at a height not to exceed 15 feet
3. Placement of large rocks (boulders) must be approved in writing by Licensor
4. Any mounds or change of grade must be approved in writing by Licensor
5. No cactus or thorny shrubs will be permitted
6. Retaining walls, planters, etc. may be considered on a case by case basis and must be approved in writing by Licensor

TRAILERS *(Definition: Removable / portable office modules are not permitted without Licensor's prior permission. Trailers must meet the following criteria to be considered: Trailers must meet the following criteria:*

- a. Must have axles and wheel and be able to be moved
 - b. Maximum length: 40 feet
 - c. Maximum height: 15 feet
 - d. Maximum width: 12 feet
2. No trailers will be permitted within the following areas reserved for Licensor's access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
 - e. Under or within 10 feet of the conductor "drip lines"
 3. Sewer or gas lines to trailers must be approved in writing by Licensor

Initial ^{DS} (JM) / (JK SS)
Licensor/Licensee

SCE Doc. 143825 and 153774 Att.

Contract No. 9.3688
(Formerly Contract No. L1246)

ADDENDUM

PARKING

- A. Vehicles parked on the Property are limited to those owned by Licensee and its employees, invitees, customers and visitors. Licensee will not allow the storage, repairing or refueling of any vehicles on the property.
- B. Licensor only allows overflow parking. No portion of the Property will be used to satisfy the minimum parking requirements of any government agency.
- C. Licensee must obtain prior written approval from Licensor for any vehicle parking improvements and/or subsequent modification. Licensee will maintain parking improvements at all times in a safe condition satisfactory to Licensor.
- D. At any time, Licensor may require removal, modification, or relocation of any portion of the parking improvements. At Licensee's sole expense, Licensee will remove, modify, or relocate same to a location satisfactory to Licensor, within sixty (60) days after receiving notice to remove, modify, or relocate from Licensor.
- E. Parking will be permitted in designated areas only. Unless prior written approval is received from Licensor, no parking will be permitted under or within ten (10) feet of the "drip line" of Licensor's overhead electrical conductors.
- F. All parking spaces and parking improvements are to be identified on a site plan and submitted to Licensor to obtain prior written approval from Licensor.
- G. Bollards, K-rails, or "No Parking" striping may be required to protect Licensor's structures or in areas where additional clearance is required.
- H. The Licensee's parking area shall not interfere with the Licensor's minimum access road requirements.

Initial (^{DS} JM) / (JX SS)
Licensor / Licensee

SCE Doc. 143825 and 153774 Att.

Contract No. 9.3688
(Formerly Contract No. L1246)

ADDENDUM

TREES/LANDSCAPING

- A. Existing landscaping improvements (trees, plants, and shrubs) have been inspected and approved by Licensor. This written approval may be modified and/or rescinded by Licensor for any reason whatsoever.
- B. At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee's risk and expense and without any compensation from Licensor.
- C. Licensee agrees and accepts full responsibility for the maintenance and/or removal of all trees, plants, and shrubs (vegetation) located on the property. All costs associated with the maintenance and/or removal of trees/vegetation will be the sole burden of Licensee.
- D. Periodically, the Property will be inspected by Licensor, and upon determination that any tree/vegetation requires trimming or removal, Licensee will be notified by Licensor. Failure by Licensee to trim or remove said tree/vegetation in the time allotted, that results in Licensor's contractor performing the work, Licensee will be billed by Licensor for the contractor's expense; and Licensee may be subject to termination under the terms and conditions of the Permit or License.
- E. Trees/vegetation must be slow growing and maintained by Licensee to not exceed fifteen (15) feet in height.
- F. Failure by Licensee to maintain all permit or license clearance requirements will require removal at Licensee's expense.
- G. Unless authorized in writing by Licensor, Licensee agrees not to plant any additional trees, plants, or shrubs within the Property. If additional authorization is requested by Licensee and prior written authorization is received by Licensor, no tree or plant species that is protected by federal or state law shall be planted within Licensor's land and no cactus or thorny shrubs/plants will be permitted.
- H. Any improvements or alterations, including retaining walls, planters, placement of large rocks, etc. and any mounds or changes of grade, require prior written approval by Licensor.
- I. Licensee will keep the Property clean, free from weeds, rubbish and debris, and in a condition satisfactory to Licensor.
- J. Upon permit or license termination, Licensee agrees to remove all trees/vegetation and improvements and restore the Property to a condition satisfactory to Licensor, at the sole expense of Licensee.

Initial ^{DS} (M) / (JLS)
Licensor / Licensee

SCE Doc. 143825 and 153774 Att.

Contract No. 9.3688
(Formerly Contract No. L1246)

ADDENDUM

RIDING AND BOARDING STABLES

- A. Licensee must obtain prior written approval from Licensor for the installation of any structures or improvements, including but not limited to, fencing and corrals, and any subsequent modifications. Licensee will maintain the structures or improvements at all times in a safe condition satisfactory to Licensor.
- B. At any time, Licensor may require the removal, modification, or relocation of any portion of the structures or improvements, including fences and corrals. Licensee will remove, modify, or relocate same, at its expense, to a location satisfactory to Licensor within sixty (60) days after receiving notice to remove, modify, or relocate from Licensor.
- C. Vehicle parking is restricted to those areas designated and approved in writing by Licensor. Licensee will post signs identifying the areas where parking is prohibited.
- D. Hay may only be stacked in areas approved of in writing by Licensor and at a maximum height of four bales.
- E. Licensee will post and distribute rules to each horse owner boarding horses. The rules will include but not be limited to the following:
 - 1. No minors are permitted on Property during regular school hours unless accompanied by parent or guardian.
 - 2. No smoking shall be allowed within fifty (50) feet of stacked hay.
 - 3. All vehicles must be parked in accordance with posted signs.
 - 4. Owners of any animals boarded or brought on the Property hereby waive any claims against operator and Licensor, should either operator or Licensor require the removal of owner's animals because owner neglected or abused animals or owner has not kept boarding fees current.
 - 5. Owner will hold harmless and indemnify the operator and Licensor, its officers, agents, and employees, and its successors and assigns, from and against all claims, or injury to or death of persons including employees of operator and Licensor, resulting in any manner whatsoever, directly or indirectly, by reason of this license or the use or occupancy of the Property by owner or any person claiming under owner.
- F. Hay Storage structures shall not exceed maximum dimensions of:
 - 1. 15-feet in length
 - 2. 10-feet in width
 - 3. 10-feet in height
- G. Hay storage structures will not be permitted within the following access areas:
 - 1. Within 2-feet from edge of 16-foot wide access road.

Initial (^{DS} JM) / (^{DS} MS)
Licensor/Licensee



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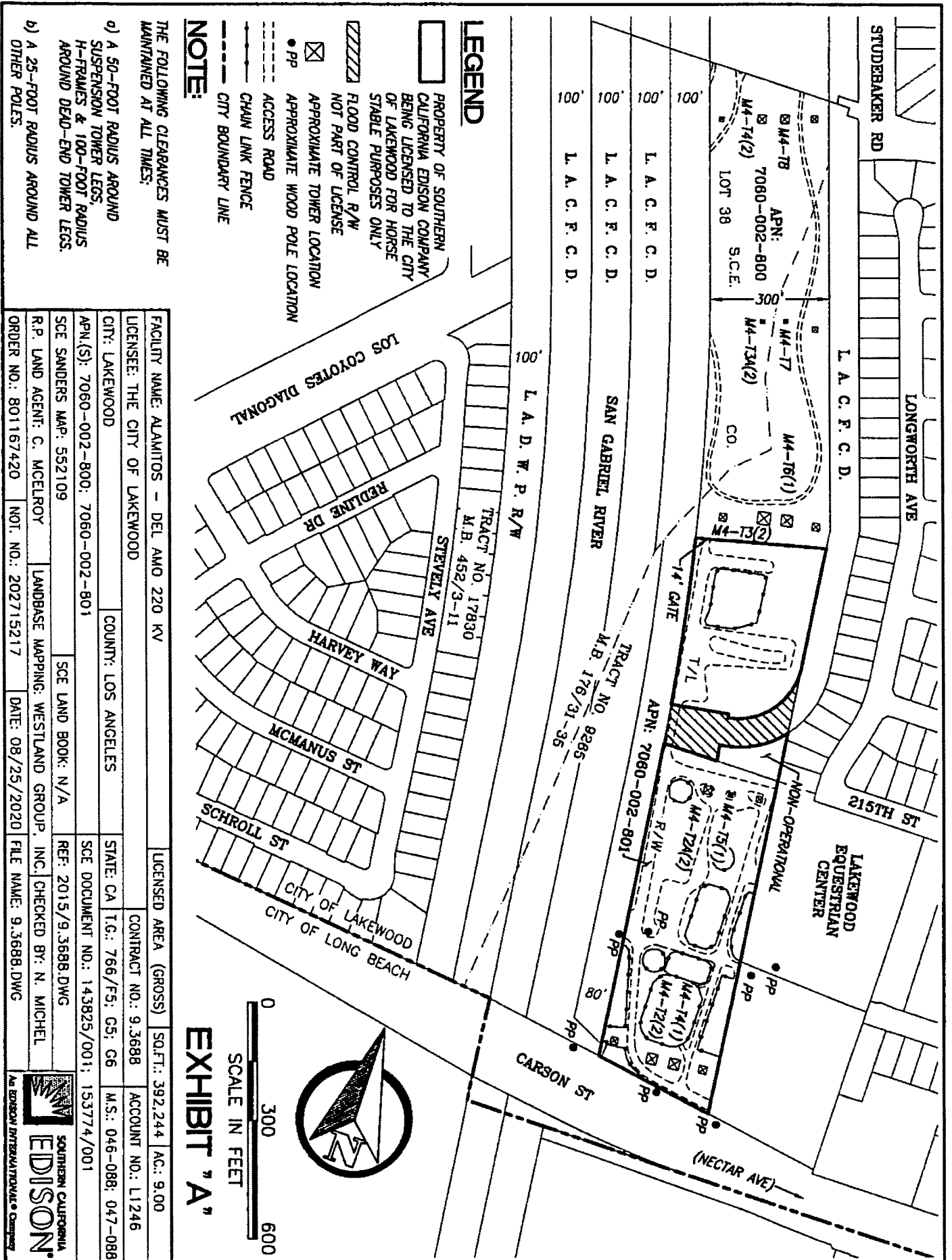
Contract No. 9.3688
(Formerly Contract No. L1246)

2. 50-foot radius around suspension towers.
3. 100-foot radius around all dead-end towers.
4. 10-foot radius around all anchors/guy wires.
5. 25-foot radius around all wood poles and tubular steel poles.
6. Not permitted directly under or within 10-0feet of the electrical conductor drip lines.

H. Hay storage structures must utilize the following design:

1. Temporary/Slip joint construction.
2. Metal frame only.
3. Properly grounded.
4. Metal roof only.
5. Equipped with an automated water sprinkler system for fire suppressions (only is hay is stacked more than four bales high).

Initial () / ()
Licensor/Licensee



- LEGEND**
- PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY BEING LICENSED TO THE CITY OF LAKEWOOD FOR HORSE STABLE PURPOSES ONLY
 - ▨ FLOOD CONTROL R/W NOT PART OF LICENSE
 - ⊗ APPROXIMATE TOWER LOCATION
 - APPROXIMATE WOOD POLE LOCATION
 - ACCESS ROAD
 - CHAIN LINK FENCE
 - CITY BOUNDARY LINE
- NOTE:**
- THE FOLLOWING CLEARANCES MUST BE MAINTAINED AT ALL TIMES:
- a) A 50-FOOT RADIUS AROUND SUSPENSION TOWER LEGS, H-FRAMES & 100-FOOT RADIUS AROUND DEAD-END TOWER LEGS.
 - b) A 25-FOOT RADIUS AROUND ALL OTHER POLES.

LOS COYOTES DIAGONAL

REDFINE DR

HARVEY WAY

MCMANUS ST

SCHROLL ST

CITY OF LAKEWOOD

CITY OF LONG BEACH

STEVELY AVE

TRACT NO 17830
M.B. 452/3-11

TRACT NO 8285
M.B. 176/31-36

TRACT NO 17830
M.B. 452/3-11

TRACT NO 8285
M.B. 176/31-36

TRACT NO 17830
M.B. 452/3-11

TRACT NO 8285
M.B. 176/31-36

EXHIBIT "A"

0 300 600
SCALE IN FEET

FACILITY NAME: ALAMITOS - DEL AMO 220 KV		LICENSED AREA (GROSS) SQ.FT.: 392,244		AC: 9.00	
LICENSEE: THE CITY OF LAKEWOOD		CONTRACT NO.: 9,3688		ACCOUNT NO.: L1246	
CITY: LAKEWOOD	COUNTY: LOS ANGELES	STATE: CA	T.G.: 766/F5; C5; G6	M.S.: 046-088; 047-088	
APN(S): 7060-002-800; 7060-002-801	SCE LAND BOOK: N/A	REF: 2015/9,3688.DWG	SCE DOCUMENT NO.: 143825/001; 153774/001		
SCE SANDERS MAP: 552109	LANDBASE MAPPING: WESTLAND GROUP, INC.	CHECKED BY: N. MICHEL			
R.P. LAND AGENT: C. MCELROY	DATE: 08/25/2020	FILE NAME: 9,3688.DWG			
ORDER NO.: 801167420	NOT. NO.: 202715217				



Lakewood Equestrian Center Utilities
November 2023 to July 2024

Service Provider	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Totals
Diamond Environmental	\$637.90	\$634.28	\$590.59	\$589.15	\$560.29	\$547.38	\$563.37	\$546.16	\$546.16	\$5,215.28
EDCO Waste	\$378.07	\$453.69	\$453.69	\$453.69	\$453.69	\$453.69	\$453.69	\$465.16	\$453.69	\$4,019.06
EDCO Manure	\$14,198.59	\$12,963.93	\$12,963.93	\$12,963.93	\$12,963.93	\$14,585.75	\$12,963.93	\$13,851.26	\$13,690.53	\$121,145.78
Golden State Water		\$2,747.18	\$4,348.79	\$1,010.02	\$921.57	\$943.62	\$1,144.00	\$2,359.27	\$1,501.66	\$14,976.11
City of Lakewood Water		\$921.74		\$589.24		\$554.24		\$1,222.74		\$3,287.96
Southern California Edison	\$455.07	\$1,162.74	\$981.04	\$1,002.18	\$980.00	\$737.33	\$1,010.20	\$1,344.77	\$769.30	\$8,442.63
Spectrum/T-Mobile	\$170.23	\$237.20	\$565.28	\$765.25	\$199.97	\$199.97	\$199.97	\$199.97	\$199.97	\$2,737.81
Totals	\$15,839.86	\$19,120.76	\$19,903.32	\$17,373.46	\$16,079.45	\$18,021.98	\$16,335.16	\$19,989.33	\$17,161.31	\$159,824.63

SCE has two accounts. Only one account has posted for July 2024.
City of Lakewood Water is billed every two months.

Lakewood Equestrian Center
 Statistics re: Boarding, Storage and Trailer Parking

	23-Nov	23-Dec	24-Jan	24-Feb	24-Mar	24-Apr	24-May	24-Jun	24-Jul	Aug-24	Predicted Sep. 24
Horses in Stalls	122	122	122	119	116	115	114	112	111	96	79
Horse Stalls Used as Storage	10	10	10	8	6	6	6	6	6	6	6
Vacant Horse Stalls	56	57	58	63	68	69	70	72	73	88	105
Dry Lot	11	7	6	4	4	4	4	4	4	4	4
Pony Pasture	14	14	14	14	13	16	16	16	16	16	16
Trailers	23	24	22	23	22	22	22	23	23	19	16
Stall Holds	0	3	0	0	1	0	3	4	6	3	4

ROLES & RESPONSIBILITIES

City of Lakewood

Hacienda Sosegado

Administrative Oversight

Manage contracts and agreements with Equestrian Manager, Boarders, Trainers and Vendors; horse boarding stall assignments; security patrol; and records retention.

Facility and Grounds Maintenance

Drag arenas, weed abatement; pest control; custodial maintenance of restrooms; manicure landscaped areas; and irrigation. Plumbing, and electrical repairs as practical

Office Administration

Customer service; invoicing and payment reconciliation; maintain horse vaccination records, participant waiver and service provider registrations.

Facility Supervision

Enforce rules and regulations and confirm approved use of riding arenas.

Operational Expenses and Revenue

Order equipment and supplies including feed and shavings; pay utilities and contractual services; and collect payments due to City.

Internal and External Communication

Lead quarterly users meetings; manage email communication; marketing; and sign management on property.

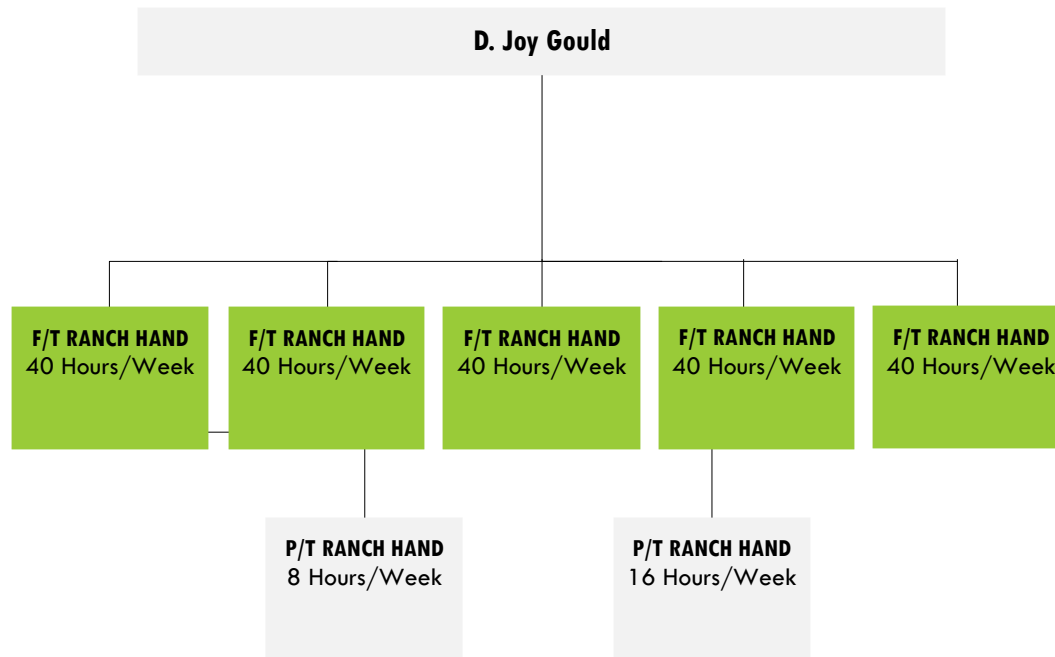
Boarding Manager and Horse Care

Point of contact and customer service with boarders, feed horses; ensure water; stall cleaning; coordinate stall maintenance; and emergencies related to boarded horses.

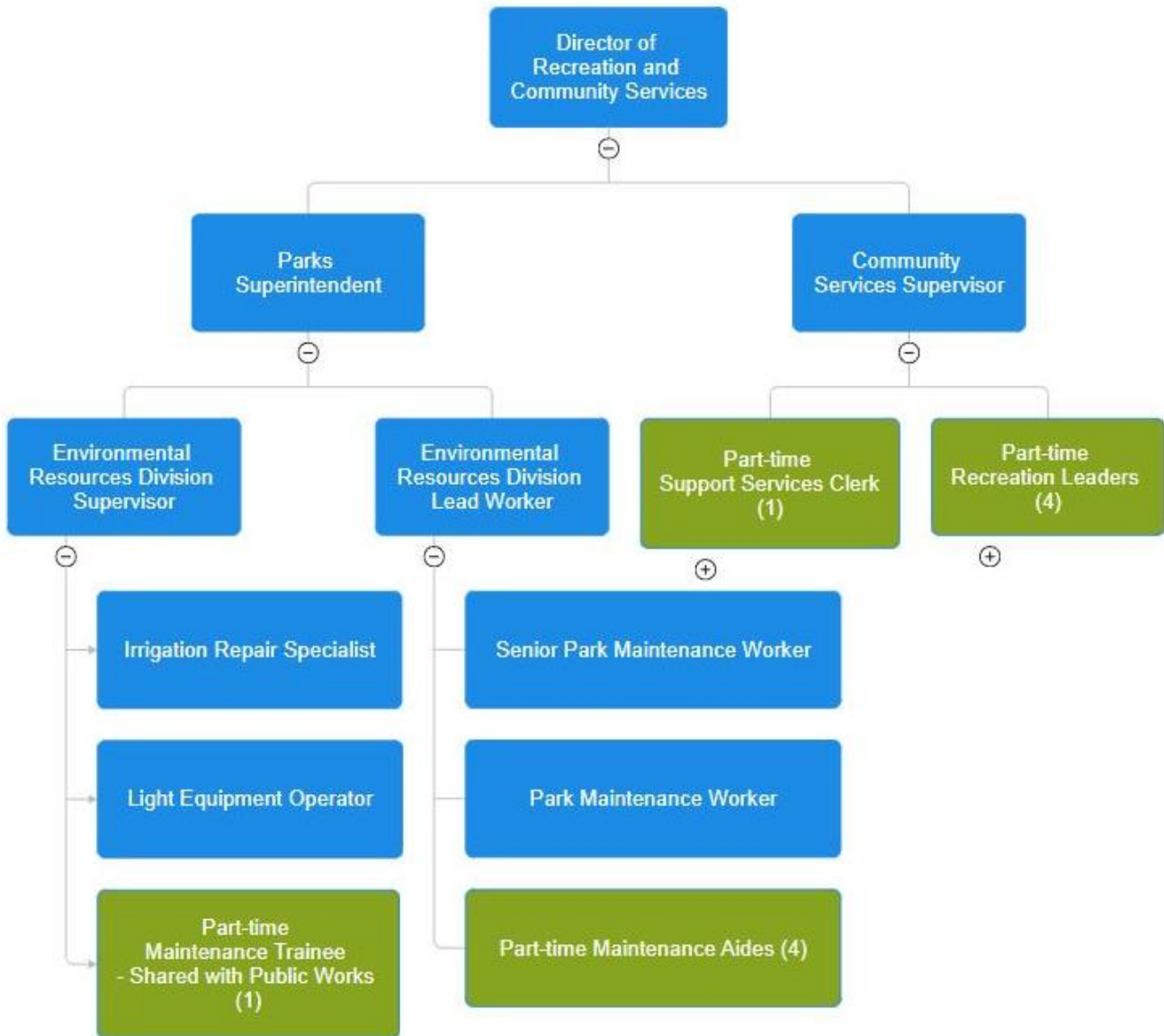
Equestrian Trainer Manager and Vendor Selection

Review trainer and vendor applications and confirm suitability and expertise of services proposed to be offered. Point of contact and customer service with trainers and vendors

HACIENDA SOSEGADO ORGANIZATION CHART



LEC Organizational Chart and Summary of City Employees



Full-Time Personnel Allocation

The city hired four (4) part-time maintenance personnel who can work up to 30 hours per week. The maintenance staff maintain the arenas and the grounds at the LEC seven days a week.

One (1) part-time support services clerk was hired to assist with administrative duties in the LEC office. This person works up to 30 hours per week, Monday through Friday. Part time recreation staff who are assigned at Del Valle Park and the Youth Center are scheduled to cover shifts at the LEC to provide customer service at the facility on weekday evenings and on the weekends from the late morning to early afternoon hours.

LEC Organizational Chart and Summary of City Employees

Additionally, one part-time public works trainee works at the facility for 15 to 20 hours per week. This staff member completes work orders, which does not require a skilled trade employee to complete the task.

While a dedicated budget for part-time personnel was developed to support the city's management of the Lakewood Equestrian Center, full-time allocations have been absorbed, with the work spread across several full-time employees. Below is a listing of full-time positions, which have had a hand in supporting the city's effort to operate and maintain the LEC. The percentage of work they commit in support of facility operations each week is noted along with the various responsibilities for which they assume.

- *Director of Recreation and Community Service* (30% of Full-Time Allocation) – Responsibilities include developing all contractual agreements and administrative forms needed for managing and operating the facility. Review and approve all expenditures. Develop monthly spreadsheet for invoicing boarders and trainers. Review and approve special event and alteration requests from vendors and boarders. Respond to boarder inquiries, concerns and complaints. Organize and develop weekly email communication to boarders as well as quarterly boarder meetings to be held in person. Communicate with equestrian manager several times per week whether by text, email, phone or face-to-face. Develop written reports for the City Manager regarding facility operations and major issues of concern. Problem solve and troubleshoot issues of concern with city staff.
- *Parks Superintendent* (35% of Full-Time Allocation)-Responsibilities include negotiating pricing, scheduling, and purchasing feed, shavings, and specialty equipment. Monitor the quality of feed and shavings. Hiring and training of part-time ERD staff. Monitors and tracks work orders and coordinates with trainers, boarders, and contracted staff to complete work orders. Facility inspections of boarding stalls, dry lots, landscaped areas, and arenas. Respond to boarder inquiries, concerns, and complaints. Responds to emergency calls as needed.
- *Community Services Supervisor* (25% of Full-Time Allocation) –Responsibilities include onboarding and training new staff to ensure proficiency in city and department policies and best practices; supervise office staff to ensure operational efficiency; develop and manage staff schedules; and disseminate updates regarding policies, procedures, and customer service protocols to staff members. This staff member also facilitates payment collection for boarders, trainers, and vendors, with reconciliation prior to depositing; maintains records, including incident reports, work orders, feed and stall change requests, receipts and boarder applications; and manages office supply orders and payment to contractors for services. To support the part-time personnel working in the LEC office, this supervisor responds to staff emergencies, including on-call support for inquiries.

LEC Organizational Chart and Summary of City Employees

- *Environmental Resources Supervisor* (25% of Full-Time Allocation) - Responsibilities include scheduling full-time and part-time maintenance staff at the LEC and coordinating service requests and work orders with trainers, boarders, and city staff. In addition, all landscape work and work orders are inspected for completion by the supervisor. Ordering of materials and scheduling of deliveries, including road base, decomposed granite, and mulch. Additionally, the supervisor is responsible for creating a weekly work schedule to notify LEC boarders of the workweek ahead.
- *Park Maintenance Lead Worker* (40% of Full-Time Allocation) - Responsibilities include scheduling full-time and part-time maintenance staff at the LEC and coordinating service requests and work orders with trainers, boarders, and city staff. In addition, all landscape work and work orders are inspected for completion by the supervisor. Ordering of materials and scheduling of deliveries, including road base, decomposed granite, and mulch. Additionally, the supervisor is responsible for creating a weekly work schedule to notify LEC boarders of the workweek ahead.
- *Senior Park Maintenance Worker* (25% of Full-Time Allocation) - The senior park maintenance worker assists with leading and training small crews weekly in small landscape projects, weed abatement, dragging of arenas, watering of roads, and helping PW crews as needed to complete work orders. In the absence of the LEO, will assist with unloading delivered materials such as shavings. Responds to emergency requests.
- *Park Maintenance Worker* (15% of Full-Time Allocation) - performs routine duties as needed at the facility. Performs landscape, arena and janitorial maintenance in the absence of part-time staff.
- *Light Equipment Operator* (25% of Full-Time Allocation) - The light equipment operator assists with grading, loading manure, and unloading deliveries of shavings. In addition, drags and seals arenas as needed.
- *Irrigation Repair Technician* (15% of Full-Time Allocation) - performs irrigation audits, repairs and inspects waterers, sprinklers, and other irrigation equipment, responds to emergency irrigation and plumbing calls, and repairs.