



# REQUEST FOR QUALIFYING INFORMATION

for the Investment and Long-term Lease  
of the Lakewood Equestrian Center



Published July 16, 2024

Submissions Due:  
Friday, August 23, 2024 at 12 p.m.



## TABLE OF CONTENTS

<b>SCHEDULE OF SELECTION PROCESS</b> .....	1
<b>REQUEST FOR QUALIFYING INFORMATION OVERVIEW</b> .....	2
Objectives.....	2
Who should propose.....	2
Scheduled site visit.....	2
Submissions .....	3
Oral Presentations.....	3
Additional Submission Notes .....	3
Questions .....	4
<b>PROPERTY OVERVIEW</b> .....	5
Site location and history.....	5
Property jurisdiction .....	5
Current services, programs and activities.....	6
Structures on site.....	6
Facility improvements – past, present and future .....	7
<b>REQUIREMENTS OF SELECTED LESSEE</b> .....	7
Insurance.....	7
Youth Programming Requirement .....	9
Bond or credit instrument for security deposit.....	9
Services, programs and activities .....	9
Utilities and waste services.....	9
Southern California Edison Company License Agreement.....	10
Compliance with local, state and federal laws .....	10
Facility maintenance and security.....	10
Property improvements.....	10
Additional lessee requirements.....	11
<b>SUBMISSION REVIEW</b> .....	12
Attachments	
A. Respondent Certification of No Conflict of Interest	
Exhibits	
A. Lakewood Equestrian Center Property Line Map	
B. Facility Amenities and Programs	

**Schedule of Selection Process  
To Secure a Long-Term Lessee for the Lakewood Equestrian Center**



The City of Lakewood seeks a business or non-profit entity interested in improving, operating, and maintaining the Lakewood Equestrian Center, located at 11369 East Carson Street, Lakewood, CA 90715. The facility is contractually available beginning November 1, 2024 and the City has established the following schedule to select a long-term lessee that is financially qualified and has the experience to successfully improve and manage the Lakewood Equestrian Center now and into the future.

Release of Request for Qualifying Information	Tuesday, July 16, 2024
Facility Site Visit	Wednesday, August 7, 2024, at 3 p.m.
Submittal deadline for questions	Friday, August 9, 2024
Questions and answers posted to City website	Wednesday, August 14, 2024
Submissions due	Friday, August 23, 2024 by 12 p.m.
City staff of review submissions	Week of August 26, 2024
Top three proposers invited to present proposal of contractual terms, operational plan and facility improvement plan to City	Week of August 26, 2024
Finalist selected and contract negotiations begin	September 2024
Final lease agreement review	October 2024
City Council award of lease	November 1, 2024
Lease start date	To be negotiated

## REQUEST FOR QUALIFYING INFORMATION (RFQI) OVERVIEW

Notice is hereby given that the City of Lakewood will receive on or before Friday, August 23, 2024, at 12:00 p.m. sealed submissions indicating the interest and qualifications to enter into a long-term lease to invest in, operate and maintain the equestrian boarding and training operations at the Lakewood Equestrian Center, located at 11369 East Carson Street, Lakewood, CA 90715

### Objectives

In line with the City of Lakewood's Vision, Mission and Values Statements, <https://www.lakewoodcity.org/Government/Vision-Mission-and-Values>, the City's objective is to find an experienced lessee who has the capability to fund improvements, manage a full service equestrian boarding and training operation, and maintain the site. The principal objectives for the management, operation, and maintenance of the facility include:

- Organizational mission congruent with City's mission of offering recreational opportunities to Lakewood and surrounding residents.
- Ability to foster and maintain positive relationships with the City and facility patrons.
- Fiscal solvency and financial ability to successfully improve and run the facility operations.
- Adherence to environmental and regulatory compliance with the regulations and laws of all levels of government.

### Who Should Propose?

The City is seeking a business or non-profit entity with experience investing, operating and managing a full service equestrian facility. Experience operating a city-owned equestrian facility is desirable, but not mandatory. A successful candidate will have foresight and vision for the facility both in facility design and business management practices that employ present day marketing and customer service strategies. Additionally, the ideal candidate has experience leading and assisting with major renovations and property improvement projects. The selected lessee will also be community-oriented noting that the Lakewood Equestrian Center has a unique place in the City's history and has positively affected generations of residents.

### Scheduled Site Visit

All interested proposers will have the opportunity to view the property and become familiar with existing conditions. Because the facility is operational, it is the City's intent to minimize distractions to existing activities; therefore, a site visit is scheduled for Wednesday, August 7, 2024 at 3 p.m. To participate in the site visit please email Valarie Frost, Director of the Recreation and Community Services Department at [vfrost@lakewoodCity.org](mailto:vfrost@lakewoodCity.org).

Participation in the scheduled site visit is not mandatory but may prove beneficial to the proposer in the preparation of their submission to the City.

A video highlighting the Lakewood Equestrian Center is available online at <https://vimeo.com/981702358/08ab223862>



## Submissions

Communication of interest and qualifications are to be submitted in writing and include the following:

1. Cover sheet that includes all relevant contact information for the business or non-profit entity, including but not limited to, the name of the primary contact person, their title, mailing address, phone number, and email address.
2. A statement of interest to invest, operate, and maintain the Lakewood Equestrian Center.
3. Description of qualifications including experience and credentials investing and operating an equestrian facility and/or other type of public/private equestrian facility. (Detail number of years, description of facilities managed, size of operation, etc.)
4. Description of management plan for the Lakewood Equestrian Center which references plan for personnel management, marketing, proposed facility programs, activities and events, maintenance operations, and facility improvements.
5. Provide a statement of financial condition to fund start-up of facility operations including equipment and personnel and the ability to secure financial backing for investing in property improvements.
6. Respondent Certification of No Conflict of Interest (Attachment A)

The following item may be submitted, but is not a requirement of the formal response to the RFQI.

7. The City welcomes submissions that details the proposer's desired terms and conditions.

Sealed submissions are to be received by the City of Lakewood's City Clerk, 5050 Clark Avenue, Lakewood, CA 90712 on or before Friday, August 23, 2024, at 12:00 p.m. All submissions will be reviewed by the City to confirm completeness and satisfaction of the minimum qualifications. The City will invite the top three (3) proposers to present their proposal of contractual terms, operational plan and facility improvement plan.

## Oral Presentations

Oral presentations will be held after preliminary evaluations of the submissions. The City will notify invited proposers of the scheduled time and location for their presentation.

## Additional Submission Notes

The City reserves the right to reject any and all submissions, to modify the terms of the request either before the deadline for submissions, to negotiate with one or more of the proposers, to call for additional submissions, or to refrain from accepting any submission.

All submissions become the property of the City. Once a successful lessee is identified or all submissions are rejected, the submissions shall then be deemed public record.

A submission may be withdrawn at any time prior to the time set for receipt of submissions, provided that a written request for withdrawal is submitted by the proposer or a duly authorized representative of the proposer. The withdrawal of a submission shall not prejudice the right of

the proposer to submit a new submission prior to the time set forth herein above. Submissions shall conform to the requirements set forth herein. Failure to conform to the requirements may be cause for rejection of the submission.

The City's criteria in awarding a lease agreement will be based on the qualifications of the proposer, their financial conditional and organizational fit with the City's objectives. The City will carefully investigate each proposer's background and experience, as well as their ability to financially invest in the development and operation of the equestrian center. The lease agreement the City expects to award shall in no event become effective until approved by the Lakewood City Council.

Interested parties can download the RFQI documentation package from the City's website at <https://www.lakewoodcity.org/Government/City-Clerk/Notices>. The package can also be requested by email to Valarie Frost, Director of the Recreation and Community Services Department at [vfrost@lakewoodcity.org](mailto:vfrost@lakewoodcity.org)

### **Questions**

Questions regarding this RFQI shall be made by email to Valarie Frost, [vfrost@lakewoodcity.org](mailto:vfrost@lakewoodcity.org) who is the only person authorized to explain, interpret, or provide clarification concerning this RFQI. All questions concerning this RFQI shall be submitted on or before Friday, August 9, 2024. Questions submitted after Friday, August 9, 2024, may not be accepted.

Should answers to questions amend this RFQI, the City will issue an addendum.

All questions and corresponding answers will be posted to the City's website <https://www.lakewoodcity.org/Government/City-Clerk/Notices> on Wednesday, August 14, 2024.

## **PROPERTY OVERVIEW**

### **Site Location and History**

Lakewood Equestrian Center (LEC) is a public equestrian facility located in the City of Lakewood at 11369 East Carson Street, Lakewood, CA 90715. The facility is conveniently located off of a major thoroughfare, Carson Street, just west of the 605 freeway. The property is also easily accessible from three other major freeways including Interstate 405, California State Route 91 and Interstate 710. The location presents many unique opportunities as there are a plethora of shopping and dining options in the immediate vicinity. Additionally its connectivity to other open spaces creates diverse options for outdoor recreation.

Glenn Spiller is the original owner of the nearly 8.5 acres of land formerly known as the Lakewood Stables and presently recognized as the Lakewood Equestrian Center. From 1946 until 1976, Mr. Spiller maintained that he had a “working ranch” in the middle of suburbia. He offered children’s riding lessons and hay rides on the property and even managed cattle on the site. Mr. Spiller sold the property to Juan de Cordova in 1976. Mr. de Cordova was a school principal with the Long Beach Unified School District having advanced to the position from his initial post as a classroom teacher. In addition to his ownership of the Lakewood Stables, he and his sons also owned de Cordova and Sons Horse Ranch in Cerritos. The City of Lakewood purchased the ranch house and its property in 1979 from Mr. de Cordova and coupled it with a license agreement with the Southern California Edison Company (SCE). Mr. de Cordova managed facility operations at the Lakewood Equestrian Center from 1980 until 1985. In 1987, Christine Baredian and her business partner Gloria Simpson assumed a lease agreement with the City under the business name, Sandie Mercer Stables Inc. Sandie Mercer, the facility’s namesake, would take over the business operation in 2007 serving in a leadership capacity until her retirement as the property’s lessee. The City’s lease with Sandie Mercer Stables Inc. expired on October 31, 2020, and on November 1, 2020, the City entered into a one-year agreement with SJ Equestrian to manage the facility and its day-to-day operations. The agreement with SJ Equestrian was extended through October 31, 2023. Since November 1, 2023, City of Lakewood personnel has managed facility operations and maintenance with assistance from Hacienda Sosegado, LLC. providing personnel to manage horse care.

Since 1946, equestrian activities have been a staple at the Lakewood Equestrian Center. Given its natural beauty and excellent family atmosphere, the LEC offers an excellent opportunity for the right lessee to invest and develop a first class, full service equestrian facility.

### **Property Jurisdiction**

The Lakewood Equestrian Center is nearly 19 acres of land zoned for open space recreation use. The site is controlled by the City of Lakewood. Although the City controls the site, it does not own all of the property in fee. The City must adhere to the terms and conditions of its license agreement with SCE and its easement with Los Angeles County Flood Control.

Exhibit A is a map depicting land ownership of the parcels associated with the Lakewood Equestrian Center. Due to property jurisdiction, proposers are encouraged to utilize only the city-owned portions of the existing facility footprint and may utilize the SCE-owned property only if they secure a license agreement with SCE. A new SCE five-year license agreement is estimated to be \$255,704 or \$51,141 per year for each of the five years.

### **Current Services, Programs and Activities**

The Lakewood Equestrian Center is a boarding and training equestrian facility open to the public, seven days a week from dawn to dusk. Equestrian enthusiasts can participate in a variety of activities including riding lessons, horse boarding and training, pony rides, and a petting zoo. The equestrian center's primary functions are boarding and providing riding lessons. Presently, the facility can board up to 190 horses and training disciplines include Dressage, Western, and Hunter/Jumpers.

Through Barnyard Buddies, a private company, the equestrian center also promotes a petting zoo, pony rides, camps, birthday parties and special events for families.

The site also has access to miles of trails along the regional multi-use San Gabriel River trail system, the City's own Nature Trail along the westerly side of the San Gabriel River and the adjacent Rynerson Park.

### **Structures on the Site**

The City will provide all amenities on an "as is" basis. All fixed equipment is the property of the City, including any fixed equipment provided by lessee during the terms of any lease agreement.

The facility has a new hay barn; management office trailer and restroom trailer with adjoining parking stalls; riding rings and turnouts in varying dimensions; and horse boarding stalls in varying sizes.

Exhibit B details existing property amenities including riding rings and turnouts.

The facility needs a significant investment to address deferred maintenance. As a result and previously mentioned, the City encourages proposers to utilize only the city-owned portions of the existing facility footprint. Though the City is amendable to suggestions for a revised land use plan that uses the entire 19 acres of current facility outlay, if proposer elects to use the SCE property for their equestrian operation, proposer will be responsible for securing an agreement with SCE and pay all related fees required of the SCE license agreement.



## **Facility Improvements – Past, Present and Future**

Since 2017, City staff has initiated and completed several facility improvements, beginning with the installation of decorative white fencing along Carson Street. An office trailer and restroom trailer were also purchased and installed providing accessible parking and access to the office and restrooms. In the past year, a motorized entry gate was fabricated and installed, an electrical panel was upgraded, and contracted services provided tree maintenance throughout the entire property. A new hay barn was designed in-house by the City's architect and constructed with labor from the Conservation Corps of Long Beach (CCLB). In 2021, several dilapidated and unsafe structures including the old management office, the old hay barn and old restroom building were demolished. A new office building for the petting zoo and pony ride operation was installed in 2022 and the removal of additional dilapidated structures were completed in 2023.

Proposed facility improvements are to be determined by the proposer and based on the proposer's recommended facility design, including but not limited to, the provision of horse boarding units and riding rings. All future facility designs should also make an allowance for a manure management containment system along with a plan to mitigate stormwater runoff.

## **REQUIREMENTS OF SELECTED LESSEE**

Terms and conditions will be pursuant to a lease agreement approved by the Lakewood City Council. The preferred term and payment will be negotiated with the selected business entity. The City is open to percentage rent and optional term periods, and alternative types of monthly lease payments that will allow the selected lessee to see a return on investment and make a fair profit from the facility operation.

The following is an overview of the things the City plans on requiring of the selected lessee. While rent and term for the lease will be negotiated, the following potential lease requirements should be considered when deciding to submit an RFQI. Proposers unable to meet these requirements should not submit or should specifically note alternatives to meeting planned requirements.

## **Insurance**

The lessee will be required to carry insurance coverages as numbered below.

1. Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits shall be no less than \$3,000,000 per occurrence for all covered losses and no less than \$5,000,000 general aggregate.

2. Commercial Equine General Liability Insurance shall be required should Commercial General Liability exclude equine operations. Coverage shall cover equestrian activities such as boarding, riding instruction and training. Coverage shall be extended to provide coverage for independent trainers or instructors while acting within the scope of their duties at the facility. Additionally, this coverage shall include these specific activities if included in the operation: guided trail rides, therapeutic riding, carriage rides, pony rides and petting

zoos. Lessee shall procure and maintain, at its sole costs and expense, comprehensive Commercial Equine General Liability Insurance in the single limit minimum amount of \$2,000,000 per occurrence and an aggregate in the amount of \$4,000,000.

3. Care, Custody and Control Insurance. Lessee shall procure and maintain, at its sole cost and expense, a Care, Custody and Control (CCC) policy of insurance that specifically insures against damages resulting from the death, injury, illness, or theft of non-owned horses in the care, custody and control of lessee in an amount of \$300,000 per horse, with an aggregate limit of \$500,000.

4. Horse Shows, Clinics or Equestrian Events Insurance. Lessee shall procure special event coverage in advance of horse shows, clinics or equestrian events that will provide coverage to include protection for lessee running the event and also protect the show officials and City. Coverage is provided for negligence that causes bodily injury or property damage to a third party. Coverage shall be in an amount that adequately protects both lessee and City from loss resulting from such events.

5. Worker's Compensation Insurance on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than \$1,000,000 per accident for all covered losses.

6. Business Auto Coverage Insurance. Lessee shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of lessee arising out of or in connection with work to be performed, including coverage for any owned, hired, non-owned or rented autos, trucks and trailers, and other vehicles or equipment, to include loading and unloading, in an amount not less than \$2,000,000 combined single limit for each accident.

*If lessee owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If lessee or lessee's employees will use personal autos in any way. Lessee shall provide evidence of personal auto liability coverage for each such person.*

7. Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a "drop down" provision with a maximum \$25,000 self-insured retention. Lessee will be required to fully indemnify and hold harmless City, its elected or appointed officers, agents, officials, employees, and volunteers, for any injury to person or property resulting from its operations.

8. Commercial Property Insurance covering the facility, fixtures, equipment, building, all property situated in, on, or constituting a part of Facility and any improvements. Coverage shall be at least as broad as the Insurance Services Offices broad causes of loss form CP 10 20, and approved of in writing by City. Coverage shall be sufficient to insure 100% of

the replacement value and there shall be no coinsurance provisions. The policy shall include an inflation guard endorsement, 100% rents coverage, contents coverage, coverage for personal property of others, ordinance or law and increased cost of construction coverage. City shall be included as an additional insured and as loss payee on any such insurance. City shall not be liable for any business income or other consequential loss sustained by lessee. City shall not be liable for any loss of lessee's personal property even if such loss is caused by negligence of City, City's employees or agents.

### **Youth Programming Requirement**

- Originating Agency Identifier (ORI) for background checks
- Develop and implement child abuse prevention policies and procedures which include (but are not limited to):
  - o Policies to ensure incidents of suspected child abuse are reported to the appropriate entities. Section 11165.9 of the California Penal Code
  - o Policies requiring the presence of at least two mandated reporters when employees and volunteers are in contact with or supervising children.

### **Bond or Credit Instrument for Security Deposit**

The City may request a bond or credit instrument in an amount to be determined as a security deposit when awarding the lease agreement. Interest accrued on the bond or investment account will belong to the lessee.

### **Services, Programs and Activities**

The lessee will provide, at minimum, boarding services for horse owners, riding lessons in multiple disciplines and programs and special events for the greater community.

Numbered below are the City's interests for services, programs and activities.

1. Boarding facility for horses
2. Riding instructional services including individual and group instruction
3. Equestrian oriented events and programs including educational programs and special events.
4. Learning and volunteer opportunities for youth service organizations in the community.
5. The lessee may sub-contract commercial services, such as, a tack shop, pony rides, petting zoo, veterinary services or other operations approved by the City.

### **Utilities and Waste Service**

The lessee will be responsible for all utility costs connected with the operation of the facility. This includes, but is not limited to, existing utilities currently serving the site and installing additional utilities for which lessee deems necessary for its operation.

Current facility operation maintains the following services: waste and recycling removal; manure removal; gas; potable water; reclaimed water; electricity; and internet services.

### **Southern California Edison Company License Agreement**

The City has obtained a License Agreement from SCE to use its right-of-way for horse riding and boarding stable purposes. The upcoming 5-year agreement ends on the last day of December 2025. SCE provides its license agreements in 5-year increments and will notice the City of renewal of an extended lease in early months of 2025.

If proposer elects to use the SCE property for their equestrian operation, proposer will be responsible for securing an agreement with SCE and pay all related fees required of the SCE license agreement. A new SCE five-year license agreement is estimated to be \$255,704 or \$51,141 per year for each of the five years.

### **Compliance with Local, State and Federal Laws**

Lessee shall comply with all applicable laws, ordinances and codes of the state, county, and City. Lessee shall obtain, at lessee's cost, all necessary licenses, permits and approvals for its facility operation.

### **Facility Maintenance and Security**

The lessee shall be an independent contractor, and will not be considered an employee of the City. Lessee represents that it will provide all necessary personnel, equipment, supplies and licenses required to manage the facility.

Lessee will be responsible for all daily maintenance of the facility including, but not limited to, structures, landscape, trees, arenas, lighting, storage facilities, pathways, trails, equipment, and pest and rodent abatement. Additionally, the lessee will be responsible for security ensuring reasonable protections for the property and providing for the health and welfare of the animals in facility.

### **Requirements for Proposer's Property Improvements**

It is the City's intention to negotiate a length of term and percentage rent that will allow the lessee to see a return of its capital investment over the length of the lease agreement.

The City of Lakewood is subject to State of California prevailing wage laws as set forth in California Labor Code § 1770 and California Public Contract Code § 20162. Prevailing wages are due, in most instances, if the project costs more than \$1,000, and involves the following construction work: new construction, alteration, demolition, installation, repair and maintenance. When the expenditure required for a public project exceeds \$5,000, it shall be contracted for and let to the lowest responsible bidder after notice.

While the City is amendable to construction models that alleviates prevailing wage requirements, the aforementioned paragraph informs all proposers of these particular state mandates and encourages understanding and compliance with the requirements as set forth by State Codes.

### **Additional Lessee Requirements**

1. The lessee will submit monthly reports of gross receipts, in a format approved by the City, which reflects all income from boarding operations, temporary boarding, events and all sub-contracted commercial activity for which the lessee receives fees or revenue.
2. At the end of each operating year, July 1 to June 30, the lessee will be required to submit a detailed income and expense statement for the past year's operation. The City shall have the right to audit the monthly reports and annual income and expense report at its option.
3. Lessee and City shall perform a quarterly safety and maintenance inspection of the facility and jointly maintain record of such inspection.
4. On a quarterly basis throughout the term of the agreement, the City shall evaluate lessee's performance in meeting the terms and conditions agreed upon in the lease agreement.
5. The lessee will be asked to establish and maintain a website that provides information on services, events, rates, and other information that existing users and the general public would need to know about programs and activities available at the facility.
6. The lessee will provide all employees, regularly contracted workers and operational staff, CPR, First Aid and AED training and ensure current certification of those persons.
7. Lessee will comply with the California Child Abuse and Neglect Reporting Act, which provides definitions and procedures for mandated reporting of child abuse.
8. The lessee will pay all taxes applicable to the operation of the facility with no such applicable taxes being deducted from gross receipts.

## SUBMISSION REVIEW

In seeking a lessee, the City desires to provide quality service to park users in an atmosphere compatible with adjoining open spaces and the adjacent residential neighborhood. The submission should demonstrate the lessee's proven ability to invest, improve, maintain and manage the facility as a public stable, in addition to providing a range of equestrian-oriented programs and services. The City will investigate the financial capability, reputation, integrity, skill, and relevant experience of each proposer. Award of a lease agreement, if any, will be based on both objective and subjective comparison of submissions. Information being solicited from perspective lessees is intended to provide the City with adequate knowledge to judge the relative merits of each of the submissions. Evaluation will be based on a detailed grading criteria.

Grading Criteria – Each item below will be graded on a points system as indicated in the table below. Proposers may be required, at City's option, to make an oral presentation to elaborate on the written submission. These presentations will be held after preliminary evaluations of the submissions. The City will notify each such proposer of the scheduled time and location for their presentation. The top three scoring submissions shall be invited to provide their proposal for contractual terms. The City will then select a long-term lessee.

ITEM	CONSIDERATION
Interest and qualifications (Maximum 50 points)	Years in business, amount of relevant experience (breadth and length). Evidence of a variety of experiences in the equestrian business. Ability to implement proposed operating model.
Proposed management plan (Maximum 25 points)	Organizational chart, outlining information and management flow; onsite leadership and plan for direction and response to patron and sub-contractor needs, City needs, facility maintenance and general aesthetic of facility, with means for doing diligence to uphold standards and expectations.
Financial condition (Maximum 25 points)	Capability to provide services throughout the term with adequate strength to cover start-up costs and sustain possible losses; sources of financing and availability of immediate funds and back-up funds; proposed capital investment.

**ATTACHMENT A  
RFQI RESPONDENT CERTIFICATION OF NO CONFLICT OF INTEREST**

The city shall not contract with, and shall reject any responses submitted by, the persons or entities specified below, unless the Lakewood City Council finds that special circumstances exist which justify the approval of such contract:

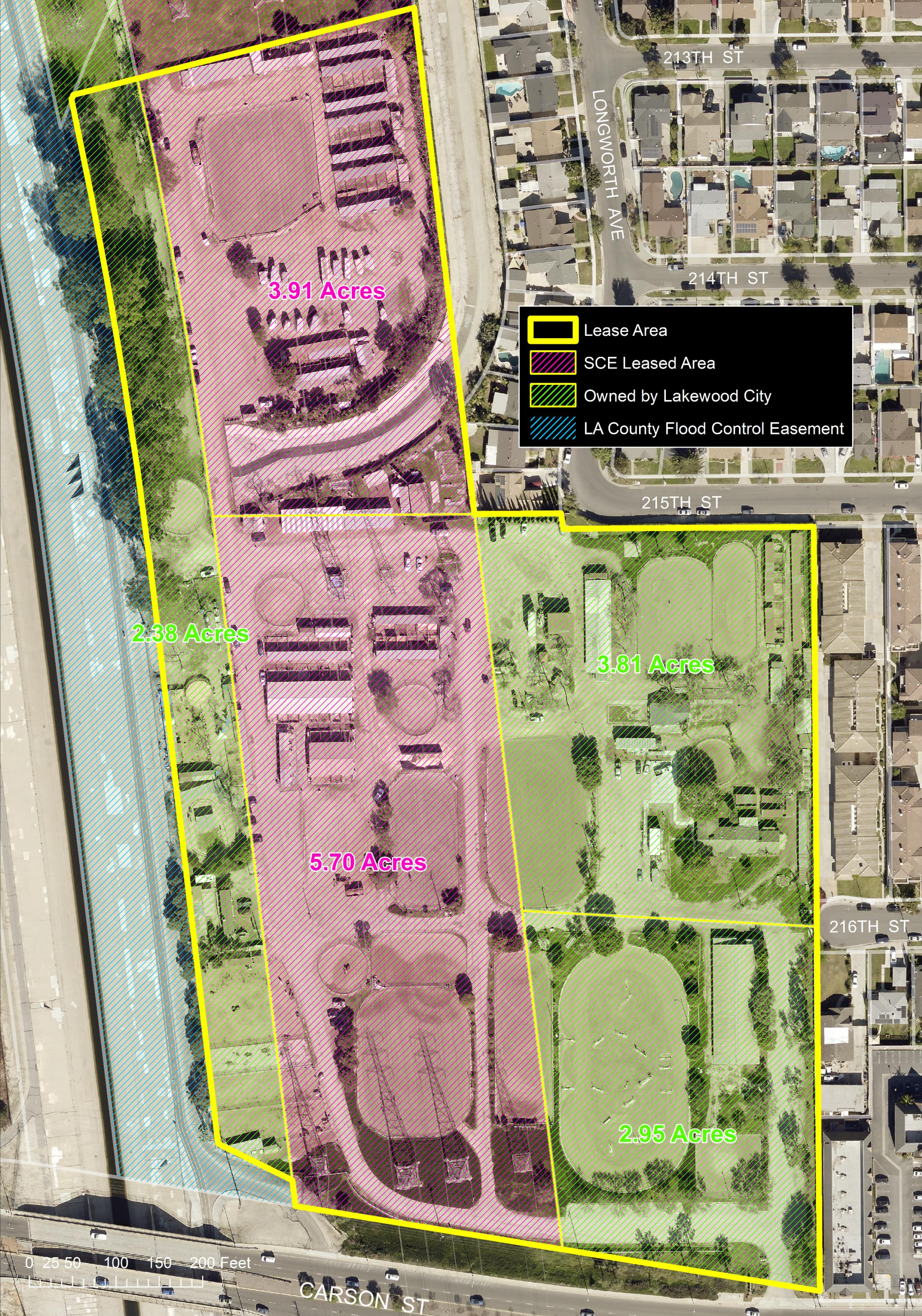
1. Employees of the city or of public agencies for which the Lakewood City Council is the governing body;
2. Profit-making firms or businesses in which employees described in #1 serve as officers, principles, partners, or major shareholders;
3. Persons who, within the immediately preceding 12 months:
  - a. Were employed in positions of substantial responsibility in the area of service to be performed by a potential contract; or
  - b. Participated in any way in developing the RFQI and potential contract specifications; and
4. Profit-making firms or businesses, in which the persons described in #3, serve as officers, principles, partners, or major shareholders.

**CERTIFICATION BY:**

Respondent's Name: \_\_\_\_\_  
Respondent's Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

# Exhibit A

## Lakewood Equestrian Center Property Line Map



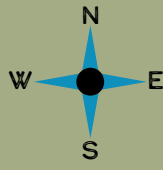
	Lease Area
	SCE Leased Area
	Owned by Lakewood City
	LA County Flood Control Easement



CARSON ST

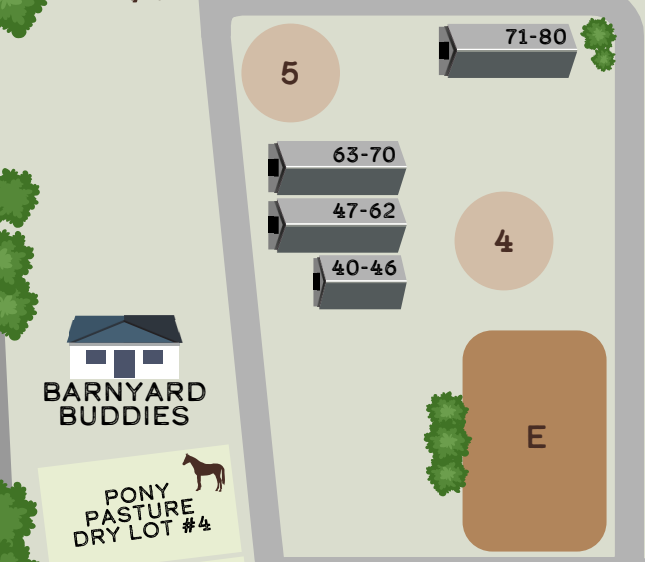


# Exhibit B - Facility Amenities and Programs



SAN GABRIEL RIVER

HORSE TRAIL



**LEGEND**

- ARENAS
- TURNOUTS
- BOARDING UNITS

**RIDING LESSONS**

**MICHELE & HALEY BLOOMQUIST**  
WESTERN  
562-480-3857

**STEPHANIE FIELD**  
DRESSAGE  
714-801-8747

**SANDIE MERCER**  
ENGLISH AND WESTERN  
562-425-1905

**SPECIALIZED EQUESTRIAN OPPORTUNITIES**

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

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



11369 EAST CARSON STREET