

Alex Vargas, Mayor
Alex Monteiro, Mayor Pro Tem
Angie Reyes English, Councilmember
Katrina Manning, Councilmember
Faye Johnson, Councilmember



Dayna S. Williams-Hunter, City Clerk
Marie Poindexter-Hornback, City Treasurer

**CITY OF HAWTHORNE
CITY COUNCIL REGULAR MEETING
AGENDA FOR NOVEMBER 12, 2025 6:00 PM
COUNCIL CHAMBER AT CITY HALL
4455 W. 126th STREET, HAWTHORNE, CALIFORNIA**

MEETING INFORMATION

IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND NEED REASONABLE ACCOMMODATION OR MODIFICATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) PLEASE CONTACT THE CITY CLERK DEPARTMENT AT CITYCLERK@CITYOFHAWTHORNE.ORG OR CALL (310) 349-2915 PRIOR TO THE MEETING FOR ASSISTANCE.

THE MEETING IS SHOWN LIVE ON CABLE CHANNEL 22, AND WILL BE REBROADCAST AS PART OF THE REGULAR CITY COUNCIL, SUCCESSOR AGENCY, AND RELATED MEETINGS ACCORDING TO THE PUBLISHED CABLE SCHEDULE OF PROGRAMS. IT SHALL ALSO BE BROADCAST LIVE AND BE MADE AVAILABLE THEREAFTER ON THE CITY OF HAWTHORNE'S WEBSITE:

[MEETING VIDEO](#)

Or online on YouTube by searching for Hawthorne Community Television

THE AGENDA, STAFF REPORTS AND ATTACHMENTS ARE AVAILABLE ONLINE AT [AGENDA, STAFF REPORTS, ATTACHMENTS](#) AND THEN SELECTING THE DESIRED MEETING. MEMBERS OF THE PUBLIC MAY INSPECT (AT NO COST) AND/OR OBTAIN COPIES (UPON PAYMENT OF THE CITY'S CURRENT COPYING FEE) OF ANY REGULAR SESSION ITEM BY CONTACTING THE CITY CLERK DEPARTMENT AT CITY HALL VIA TELEPHONE (310) 349-2915 OR EMAIL CITYCLERK@CITYOFHAWTHORNE.ORG

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

CLOSED SESSION

1. Public Employee Appointment (Gov. Code sec. 54957(b)(1)), Title: Interim City Attorney
Conference with Labor Negotiators
Government Code Section 54957.6
Unrepresented Employee: Interim City Attorney
City Negotiator: City Manager

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

2. Veteran Service Organizations Proclamations (F. Johnson)
3. Generation Connect (A. Monteiro)
4. Waste Management and Service Operations Overview Presentation by Republic Services (Public Works)
5. Market and Economic Development Analysis -- Kosmont Companies

ORAL COMMUNICATIONS

ORAL COMMUNICATION INSTRUCTIONS

ANY PERSON DESIRING TO ADDRESS THE CITY COUNCIL AND PARKING AUTHORITY SHOULD COMPLETE A

SPEAKER REQUEST CARD AND SUBMIT THE CARD TO THE CITY CLERK/SECRETARY PRIOR TO THE COMMENCEMENT OF THE CITY COUNCIL, PARKING AUTHORITY AND HOUSING AUTHORITY MEETING. AFTER OBTAINING PERMISSION TO PROCEED BY THE PRESIDING OFFICER SPEAKERS SHOULD FIRST STATE THEIR FULL NAME AND ADDRESS FOR THE RECORD. THEY THEN SHALL STATE THEIR BUSINESS FOR ALL GOVERNING BODIES BRIEFLY AND COMPLETELY AND UNLESS GRANTED FURTHER TIME BY A GOVERNING BODY SHALL LIMIT THEIR ADDRESS TO THREE MINUTES. THE THREE-MINUTE LIMIT SHALL INCLUDE GOVERNING BODY OR STAFF RESPONSES, IF ANY, TO QUERIES POSED BY SPEAKERS. HOWEVER, THE STATE OPEN MEETINGS LAW (GOVERNMENT CODE SECTION 54950 ET SEQ.) PROHIBITS THE CITY COUNCIL FROM PROVIDING A DETAILED RESPONSE OR ACTING UPON ANY ITEM NOT CONTAINED ON THE AGENDA POSTED 72 HOURS BEFORE A REGULAR MEETING AND 24 HOURS BEFORE A SPECIAL MEETING. ALL REMARKS SHALL BE ADDRESSED TO THE GOVERNING BODIES AS A BODY AND NOT TO ANY PARTICULAR MEMBER THEREOF. THE GOVERNING BODY MAY EITHER DISPOSE OF THE COMMUNICATION AT THE CLOSE THEREOF OR MAY REFER IT TO AN APPROPRIATE ADMINISTRATIVE OFFICER FOR STUDY, INVESTIGATION, REPORT, AND/OR RECOMMENDATION. DISCUSSION, IF ANY, SHALL BE BY MEMBERS OF A GOVERNING BODY ONLY. (H.M.C. 2.06.180, RESO. NO. 6443)

CITY CLERK'S CONSENT CALENDAR

6. The City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:

Staff Recommends that the City Council approve the warrants issued for the period of 10/29/2025 to 11/12/2025 for a total of \$4,567,702.95.

7. Approval of City Council meeting minutes for the regular City Council meetings of October 14, 2025 and October 28, 2025 and the special meetings of September 30, 2025.

RECOMMENDED MOTION:

Staff recommends that the Council approve the regular City Council meetings of October 14, 2025 and October 28, 2025 and the special meetings of September 30, 2025.

8. Approval of waiver of full readings of resolutions and ordinances on Wednesday, November 12, 2025's agenda. Motion to waive full readings.

RESOLUTIONS

9. RESOLUTION NO. 8562

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR LOAN GUARANTEE ASSISTANCE UNDER SECTION 108 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

RECOMMENDED MOTION:

The staff recommends that the City Council:

1. Adopt Resolution No. 8562.

2. Authorize the City Manager, or designee, to enter into the loan and execute all loan or loan-related documents.

10. RESOLUTION NO. 8563

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND WATER TOWER PARK DEVELOPMENT PROJECT.

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8563

11. RESOLUTION NO. 8565

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING THE MONTH OF NOVEMBER 2025 AS "NATIVE AMERICAN HERITAGE MONTH" IN

HAWTHORNE.

RECOMMENDED MOTION:

Staff Recommends that the City Council adopt Resolution No. 8565.

12. RESOLUTION NO. 8566
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING BUDGET ALLOCATIONS FOR SPECIFIED ELECTED OFFICIALS FOR THE 2025-2026 FISCAL YEAR.

RECOMMENDED MOTION:

Staff Recommends that the City Council vote to adopt Resolution No. 8566

ORDINANCES

13. ORDINANCE NO. 2259 (FIRST READING)
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 2.06.230 (DIRECTIONS AND INSTRUCTIONS FROM CITY COUNCIL - LIMIT ON DIRECTIVES) OF CHAPTER 2.06 (CITY COUNCIL) TO TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.
Motion to Introduce.

RECOMMENDED MOTION:

Staff recommends that the City Council Introduce Ordinance 2259 on November 12, 2025, and adopt Ordinance No. 2259 on December 9, 2025.

BIDS: OPENINGS & RESULTS

(None at this time)

PUBLIC HEARINGS

(None at this time)

GENERAL MATTERS

14. Approval of New Master Ground Lease.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the execution of a new Master Ground Lease ("Ground Lease") between the Landlord and the Tenant for the real property located in the City of Hawthorne, as described in the attached exhibits, and authorize the City Manager to execute any and all documents necessary to implement its terms, including a Consent to Assignment, a Landlord Estoppel Certificate, and an Amended and Restated Memorandum of Lease associated with the transfer of interests to Archer Airport Ground Lease LLC and Archer Airport Improvement LLC.

15. The Hawthorne Police Department's Inaugural Community Gun Buyback Program on Saturday, December 20, 2025, at Hawthorne City Hall.

RECOMMENDED MOTION:

Authorize the Police Chief to execute the Hawthorne Police Department's Inaugural Community Gun Buyback Program on Saturday, December 20, 2025, at Hawthorne City Hall.

CITY MANAGER'S CONSENT CALENDAR

16. City of Hawthorne's Investment Report for the quarter ended September 30, 2025.

RECOMMENDED MOTION:

Staff recommends that the City Council receive, approve and file the City of Hawthorne's Investment Report for the quarter ended September 30, 2025 of FY 25-26.

17. Progress Payment #9 in the amount of \$646,376.01 due to PCN3 Inc of Los Alamitos, CA for the City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #9 and Change Order #6 to PCN3 Inc of Los Alamitos, CA.

18. Approval of a parcel map to be recorded with Los Angeles County Public Works.

RECOMMENDED MOTION:

Staff recommends the approval of a Parcel Map No. 84969 located at 3901 and 3851 W. El Segundo Blvd to be recorded with Los Angeles County Public Works.

19. Progress Payment #4 in the amount of \$880,764.01 due to Martinez Landscape Co., Inc of Sylmar, CA for City of Hawthorne New City Yard (Project #24-02).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #4 to Martinez Landscape Co. Inc of Sylmar, CA.

20. Progress Payment #6 in the amount of \$292,980.00 due to Pardess Air Inc of Los Angeles, CA for Hawthorne Memorial Center HVAC System Upgrade (Project #23-08).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #6 to Pardess Air Inc of Los Angeles, CA.

21. Progress Payment #11 in the amount of \$367,437.91 due to Klassic Engineering & Construction, Inc of Orange, CA for Hawthorne Housing Rehabilitation of City Owned Properties 2023 (Project #23-09).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #11 and all recommended Change Orders to Klassic Engineering & Construction Inc of Orange, CA.

CITY ATTORNEY'S CONSENT CALENDAR

(None at this time)

DISCUSSION/ACTION ITEMS

(None at this time)

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

ADJOURNMENT

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF HAWTHORNE)

I, **DIANA CUCALON**, Deputy City Clerk for the City of Hawthorne, certify that a true and correct copy of the foregoing City Council Meeting Agenda was posted not less than 72 hours before the City Council Meeting to be held on Wednesday, November 12, 2025

A handwritten signature in black ink, appearing to read "Diana Cucalon". The signature is fluid and cursive, with the first name "Diana" being more prominent than the last name "Cucalon".

DIANA CUCALON
HAWTHORNE DEPUTY CITY CLERK



AGENDA ITEM NO. 1.

**CITY OF HAWTHORNE
City Council
AGENDA BILL**

For the meeting of 11/12/2025
Originating Department: City Clerk

SUBJECT:

Public Employee Appointment (Gov. Code sec. 54957(b)(1)), Title: Interim City Attorney

Conference with Labor Negotiators
Government Code Section 54957.6
Unrepresented Employee: Interim City Attorney
City Negotiator: City Manager



AGENDA ITEM NO. 2.

**CITY OF HAWTHORNE
City Council
AGENDA BILL**

For the meeting of 11/12/2025
Originating Department: City Clerk

SUBJECT:

Veteran Service Organizations Proclamations (F. Johnson)



AGENDA ITEM NO. 3.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 11/12/2025

Originating Department: City Manager

SUBJECT:

Generation Connect (A. Monteiro)



AGENDA ITEM NO. 4.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 11/12/2025

Originating Department: Public Works

SUBJECT:

Waste Management and Service Operations Overview Presentation by Republic Services (Public Works)



AGENDA ITEM NO. 5.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 11/12/2025

Originating Department: City Manager

SUBJECT:

Market and Economic Development Analysis -- Kosmont Companies



AGENDA ITEM NO. 6.

**CITY OF HAWTHORNE
City Council
AGENDA BILL**

For the meeting of 11/12/2025
Originating Department: Licensing

City Manager: Department Head:

SUBJECT:

The City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:

Staff Recommends that the City Council approve the warrants issued for the period of 10/29/2025 to 11/12/2025 for a total of \$4,567,702.95.

DISCUSSION:

Staff plan to issue checks to the vendors that provide goods and services to the City of Hawthorne.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Develop and implement clear, business-friendly methods of communicating useful and helpful information to vendors.

FISCAL IMPACT:

None. Funds for these payments of the amount of \$4,567,702.95 are available in the adopted Fiscal Year 2025-2026 budget.

Description of Warrants	Amount
Payroll City Warrants	\$ 1,023,254.26
General City Warrants	\$ 2,427,661.61
Housing Warrants	\$ 1,025,391.62
Asset Forfeiture Warrants	\$ 91,395.46
Grand Total	\$ 4,567,702.95

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS

Council Warrants 11/12/25

CITY OF HAWTHORNE

FOR THE MEETING OF NOVEMBER 12, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Payroll City Warrants for your approval:

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
10/23/25	38409	38713	PAYROLL	1,010,827.74
10/23/25	196761	196773	PAYROLL	12,426.52
* Emergency Issue - for ratification only				<u><u>1,023,254.26</u></u>

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

City Treasurer

City Clerk

CITY OF HAWTHORNE

FOR THE MEETING OF NOVEMBER 12, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following General City Warrants for your approval:

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
10/23/25	492664	492681	DEBT LEVIES	22,536.50
10/23/25	492682	492682	CITY-SPECIAL	220.00
10/27/25	492683	492683	CITY-SPECIAL	1,176.69
11/3/25	492684	492684	CITY-SPECIAL	784,411.91
11/12/25	492685	492690	UTILITIES	57,818.72
11/12/25	492691	492828	CITY	1,561,497.79
				<u>2,427,661.61</u>

*** Emergency Issue - for ratification only**

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

City Treasurer

City Clerk

PAID INVOICES REPORT

CHECK: DL102325

TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123239	CA DISBURSEMENT UNIT 111582 INVOICE: 2025-23	10/23/25		492664	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	704.30
	VENDOR TOTALS		6,338.70	YTD INVOICED			24,650.50	YTD PAID	704.30
119637	CA SDU, STATE DISBURSEMENT UNIT 111579 INVOICE: 2025-23	10/23/25		492665	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	258.46
	VENDOR TOTALS		2,326.14	YTD INVOICED			9,046.10	YTD PAID	258.46
119685	CA SDU, STATE DISBURSEMENT UNIT 111580 INVOICE: 2025-23	10/23/25		492666	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	142.15
	VENDOR TOTALS		1,279.35	YTD INVOICED			5,472.81	YTD PAID	142.15
124099	CALIFORNIA STATE DISBURSEMENT UNIT 111581 INVOICE: 2025-23	10/23/25		492668	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	533.53
	VENDOR TOTALS		4,801.77	YTD INVOICED			17,606.49	YTD PAID	533.53
123708	CALIFORNIA STATE DISBURSEMENT UNIT 111584 INVOICE: 2025-23	10/23/25		492667	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	126.00
	VENDOR TOTALS		1,134.00	YTD INVOICED			4,410.00	YTD PAID	126.00
122739	FRANCHISE TAX BOARD 111585 INVOICE: 2025-23	10/23/25		492669	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	470.25
	VENDOR TOTALS		6,376.60	YTD INVOICED			13,895.92	YTD PAID	470.25
123238	FRANCHISE TAX BOARD 111587 INVOICE: 2025-23	10/23/25		492670	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	73.45
	VENDOR TOTALS		2,146.09	YTD INVOICED			2,146.09	YTD PAID	73.45
124572	VEHICLE REGISTRATION COLLECTIONS 111588 INVOICE: 2025-23	10/23/25		492671	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	212.12
	VENDOR TOTALS		848.48	YTD INVOICED			848.48	YTD PAID	212.12
4	H.M.E.A. 111573 INVOICE: 2025-23	10/23/25		492672	P	10/23/25	960 21600	ACCRUED WAGES PAYABLE	1,600.00

PAID INVOICES REPORT

CHECK: DL102325

TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			14,180.00	YTD INVOICED			68,280.00	YTD PAID	1,600.00
99379 HAWTHORNE EXECUTIVE GROUP	111571	10/23/25		492673	P	10/23/25	960 21600	ACCRUED WAGES PAYABLE	440.00
	INVOICE:	2025-23							
VENDOR TOTALS			3,960.00	YTD INVOICED			14,600.00	YTD PAID	440.00
124425 HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)	111577	10/23/25		492674	P	10/23/25	960 21600	ACCRUED WAGES PAYABLE	1,360.00
	INVOICE:	2025-23							
VENDOR TOTALS			12,160.00	YTD INVOICED			16,120.00	YTD PAID	1,360.00
3 HAWTHORNE POLICE OFFICERS ASSN	111574	10/23/25		492675	P	10/23/25	960 21600	ACCRUED WAGES PAYABLE	6,519.25
	INVOICE:	2025-23A							
	111575	10/23/25		492675	P	10/23/25	960 21600	ACCRUED WAGES PAYABLE	704.00
	INVOICE:	2025-23B							
	111576	10/23/25		492675	P	10/23/25	960 21640	ADDITIONAL INS LIABILITY	3,861.07
	INVOICE:	2025-23C							
VENDOR TOTALS			89,680.48	YTD INVOICED			320,360.63	YTD PAID	11,084.32
115178 PRE PAID LEGAL SERVICES, INC.	111578	10/23/25		492676	P	10/23/25	960 21640	ADDITIONAL INS LIABILITY	154.51
	INVOICE:	2025-23							
VENDOR TOTALS			1,520.77	YTD INVOICED			5,926.77	YTD PAID	154.51
124598 SALDANA, ALDO	111589	10/23/25		492677	P	10/23/25	960 20220	PERS LIABILITY	53.55
	INVOICE:	2025-23							
VENDOR TOTALS			53.55	YTD INVOICED			53.55	YTD PAID	53.55
113121 TOTAL ADMINISTRATION SVCS CORP	111592	10/23/25		492678	P	10/23/25	960 21640	ADDITIONAL INS LIABILITY	356.45
	INVOICE:	2025-23A							
	111594	10/23/25		492678	P	10/23/25	960 21640	ADDITIONAL INS LIABILITY	3,528.56
	INVOICE:	2025-23B							
VENDOR TOTALS			36,477.53	YTD INVOICED			131,459.23	YTD PAID	3,885.01
103511 U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649	111595	10/23/25		492679	P	10/23/25	960 20270	PARS LIABILITY	1,009.79
	INVOICE:	2025-23A							
	111596	10/23/25		492679	P	10/23/25	960 20270	PARS LIABILITY	252.47
	INVOICE:	2025-23B							

PAID INVOICES REPORT

CHECK: DL102325

TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		23,692.01	YTD INVOICED			70,169.07	YTD PAID	1,262.26
124599 VALLE, ALAN 111590 INVOICE: 2025-23	10/23/25		492680	P	10/23/25	960 20220	PERS LIABILITY	61.21
VENDOR TOTALS		61.21	YTD INVOICED			61.21	YTD PAID	61.21
123240 VILLEGAS, ALBA 111583 INVOICE: 2025-23	10/23/25		492681	P	10/23/25	960 21630	GARNISHMENTS LIABILITY	115.38
VENDOR TOTALS		1,038.42	YTD INVOICED			4,038.30	YTD PAID	115.38
REPORT TOTALS								22,536.50

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	18	22,536.50

** END OF REPORT - Generated by Shunte11 Dixon **

PAID INVOICES REPORT

CHECK: C102325

TO FISCAL 2026/04 07/01/2024 TO 06/30/2026

VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
119294 DIVISION OF THE ST. ARCHITECT 111442 09/30/25 INVOICE: QE09/2025			492682	P	10/23/25	10000106 51631	SB 1186 \$4 STATE SURCHAR	220.00
VENDOR TOTALS		220.00	YTD INVOICED			2,315.80	YTD PAID	220.00
							REPORT TOTALS	220.00

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	220.00

** END OF REPORT - Generated by Shunte11 Dixon **

PAID INVOICES REPORT

CHECK: C102725

TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123637	MANNING, KATRINA								
	111446	10/20/25		492683	P	10/27/25	10011100 44604	TRAVEL, CONFERENCE - MANN	637.06
	INVOICE:	2025-130050							
	111448	10/20/25		492683	P	10/27/25	10011100 44604	TRAVEL, CONFERENCE - MANN	539.63
	INVOICE:	2025-130049							
VENDOR TOTALS			1,476.69	YTD INVOICED			14,005.22	YTD PAID	1,176.69
REPORT TOTALS									1,176.69

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	1,176.69

** END OF REPORT - Generated by Shunte'll Dixon **

PAID INVOICES REPORT

CHECK: C110325

TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124317 PCN3, INC. 111565 INVOICE: 8	10/14/25	3087	492684	T	11/03/25	33610010 40514	CONTRACT SERVICES	784,411.91
VENDOR TOTALS		2,579,024.94	YTD INVOICED			5,044,961.28	YTD PAID	784,411.91
							REPORT TOTALS	784,411.91

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	784,411.91

** END OF REPORT - Generated by Shunte11 Dixon **

PAID INVOICES REPORT

CHECK: UT111225

TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
115783 AT&T	111388	10/01/25		492686	P	11/12/25	52035030 43054	TELEPHONE	61.27
	INVOICE: OC9391026287								
VENDOR TOTALS			10,837.40	YTD INVOICED			128,603.46	YTD PAID	61.27
15960 AT&T	111841	10/07/25		492685	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	31.60
	INVOICE: OC3348410058								
	111842	10/07/25		492685	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	61.87
	INVOICE: OC3348410059								
	111843	10/07/25		492685	P	11/12/25	10001222 43054	TELEPHONE	31.60
	INVOICE: OC3348410068								
VENDOR TOTALS			722.82	YTD INVOICED			3,191.88	YTD PAID	125.07
115783 AT&T	111845	10/13/25		492686	P	11/12/25	10001222 43054	TELEPHONE	83.29
	INVOICE: OC9391031541								
	111846	10/12/25		492686	P	11/12/25	10001222 43054	TELEPHONE	31.41
	INVOICE: OC9391026282								
	111847	10/12/25		492686	P	11/12/25	10001222 43054	TELEPHONE	91.12
	INVOICE: OC9391026281								
	111848	10/20/25		492686	P	11/12/25	10001222 43054	TELEPHONE	503.79
	INVOICE: OC9391026341								
	111849	10/20/25		492686	P	11/12/25	10001222 43054	TELEPHONE	65.62
	INVOICE: OC9391031546								
	111850	10/20/25		492686	P	11/12/25	10001222 43054	TELEPHONE	139.73
	INVOICE: OC9391031543								
	111851	10/20/25		492686	P	11/12/25	10001222 43054	TELEPHONE	65.62
	INVOICE: OC9391031544								
	111852	10/12/25		492686	P	11/12/25	10001222 43054	TELEPHONE	591.70
	INVOICE: OC9391036095								
	111853	10/10/25		492686	P	11/12/25	10001222 43054	TELEPHONE	155.40
	INVOICE: OC9391053668								
	111854	10/10/25		492686	P	11/12/25	10001222 43054	TELEPHONE	155.40
	INVOICE: OC9391053669								
VENDOR TOTALS			10,837.40	YTD INVOICED			128,603.46	YTD PAID	1,883.08
103177 CALIFORNIA WATER SERVICE	111859	10/16/25		492687	P	11/12/25	10011500 45154	GENERAL EXPENSE	26.32
	INVOICE: OC9004264798								
	111860	10/16/25		492687	P	11/12/25	46847150 45444	UTILITIES	61.62
	INVOICE: OC8816940090								
	111861	10/15/25		492687	P	11/12/25	22041060 45444	UTILITIES	4,960.81
	INVOICE: OC3089311111								
	111862	10/14/25		492687	P	11/12/25	10061100 45444	UTILITIES	106.50
	INVOICE: OC6395574084								
	111863	10/14/25		492687	P	11/12/25	22041060 45444	UTILITIES	517.60
	INVOICE: OC2207311111								

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VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111864	10/15/25		492687	P	11/12/25	22041060 45444	UTILITIES	333.22
	INVOICE: OC9379311111								
	111865	10/15/25		492687	P	11/12/25	10061100 45444	UTILITIES	1,031.44
	INVOICE: OC9056440300								
	111866	10/15/25		492687	P	11/12/25	46615731 45444	UTILITIES	1,023.40
	INVOICE: OC7858758946								
	111867	10/15/25		492687	P	11/12/25	46715732 45444	UTILITIES	222.47
	INVOICE: OC4046764921								
	111868	10/14/25		492687	P	11/12/25	10061100 45444	UTILITIES	53.57
	INVOICE: OC4031446452								
	111869	10/14/25		492687	P	11/12/25	10061100 45444	UTILITIES	136.85
	INVOICE: OC8717030744								
	111870	10/14/25		492687	P	11/12/25	10061100 45444	UTILITIES	48.47
	INVOICE: OC1072582226								
	111871	10/16/25		492687	P	11/12/25	22041060 45444	UTILITIES	41.67
	INVOICE: OC3357207262								
	VENDOR TOTALS		58,255.82 YTD INVOICED				448,622.67 YTD PAID		8,563.94
18100	GOLDEN STATE WATER CO.								
	111855	10/13/25		492688	P	11/12/25	10061100 45444	UTILITIES	429.25
	INVOICE: OC87617300006								
	111856	10/13/25		492688	P	11/12/25	10061100 45444	UTILITIES	447.16
	INVOICE: OC82920958939								
	111857	10/13/25		492688	P	11/12/25	10061100 45444	UTILITIES	1,790.97
	INVOICE: OC77537000000								
	VENDOR TOTALS		53,497.91 YTD INVOICED				230,955.00 YTD PAID		2,667.38
17953	SO CALIF EDISON CO								
	111414	10/02/25		492689	P	11/12/25	52035030 45444	UTILITIES	18.37
	INVOICE: OC700169896049								
	111453	10/13/25		492689	P	11/12/25	20025000 45444	UTILITIES	65.09
	INVOICE: OC700302504850								
	111455	10/13/25		492689	P	11/12/25	10041050 45444	UTILITIES	23.21
	INVOICE: OC700250749286								
	111456	10/13/25		492689	P	11/12/25	20025000 45444	UTILITIES	197.50
	INVOICE: OC700129840305								
	111457	10/10/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	208.45
	INVOICE: OC700541268936								
	111458	10/10/25		492689	P	11/12/25	10061090 45444	UTILITIES	3,248.46
	INVOICE: OC700412378164								
	111459	10/10/25		492689	P	11/12/25	10041050 45444	UTILITIES	177.74
	INVOICE: OC700175276721								
	111460	10/13/25		492689	P	11/12/25	46447150 45444	UTILITIES	28.56
	INVOICE: OC700463726328								
	111461	10/13/25		492689	P	11/12/25	22041060 45444	UTILITIES	74.56
	INVOICE: OC700413936329								
	111462	10/14/25		492689	P	11/12/25	10061010 45444	UTILITIES	35.81
	INVOICE: OC700703880342								
	111463	10/13/25		492689	P	11/12/25	10041050 45444	UTILITIES	15,883.81

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	OC700415081232								
111464	10/13/25			492689	P	11/12/25	46447150 42024	BUILDING MAINTENANCE	24.69
INVOICE:	OC700541319153								
111465	10/14/25			492689	P	11/12/25	22541060 45444	UTILITIES	105.49
INVOICE:	OC700877321897								
111466	10/13/25			492689	P	11/12/25	20025000 45444	UTILITIES	55.87
INVOICE:	OC700242400216								
111467	10/13/25			492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	203.41
INVOICE:	OC700415056980								
111468	10/10/25			492689	P	11/12/25	22541060 45444	UTILITIES	86.51
INVOICE:	OC700195687541								
111470	10/13/25			492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	103.63
INVOICE:	OC700026722534								
111472	10/13/25			492689	P	11/12/25	10041050 45444	UTILITIES	125.09
INVOICE:	OC700415091942								
111475	10/10/25			492689	P	11/12/25	20025000 45444	UTILITIES	16.98
INVOICE:	OC700387810589								
111529	10/16/25			492689	P	11/12/25	22041060 45444	UTILITIES	78.22
INVOICE:	OC700415337573								
111530	10/16/25			492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	164.05
INVOICE:	OC700415481861								
111531	10/16/25			492689	P	11/12/25	10041050 45444	UTILITIES	96.36
INVOICE:	OC700415178636								
111532	10/16/25			492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	156.36
INVOICE:	OC700414014232								
111533	10/16/25			492689	P	11/12/25	20025000 45444	UTILITIES	235.23
INVOICE:	OC700819800190								
111534	10/16/25			492689	P	11/12/25	10061090 45444	UTILITIES	74.09
INVOICE:	OC700015713034								
111535	10/16/25			492689	P	11/12/25	20025000 45444	UTILITIES	17.04
INVOICE:	OC700133933301								
111536	10/16/25			492689	P	11/12/25	60031030 45444	UTILITIES	2,195.92
INVOICE:	OC700415521772								
111537	10/16/25			492689	P	11/12/25	10061010 45444	UTILITIES	11,506.94
INVOICE:	OC700416586752								
111538	10/16/25			492689	P	11/12/25	10061010 45444	UTILITIES	144.50
INVOICE:	OC700415512274								
111539	10/16/25			492689	P	11/12/25	20025000 45444	UTILITIES	47.79
INVOICE:	OC700474481507								
111540	10/16/25			492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	110.42
INVOICE:	OC700170837555								
111541	10/16/25			492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	72.17
INVOICE:	OC700028571901								
111542	10/16/25			492689	P	11/12/25	32420030 41144	PHLA PROJECT	1,178.57
INVOICE:	OC700781445279								
111543	10/16/25			492689	P	11/12/25	22041060 45444	UTILITIES	153.79
INVOICE:	OC700663728305								
111544	10/16/25			492689	P	11/12/25	10061090 45444	UTILITIES	362.14
INVOICE:	OC700573925503								
111545	10/16/25			492689	P	11/12/25	20025000 45444	UTILITIES	29.91
INVOICE:	OC700475567297								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111546	10/16/25		492689	P	11/12/25	20025000 45444	UTILITIES	57.65
	INVOICE: OC700474337421	10/14/25		492689	P	11/12/25	10041050 45444	UTILITIES	13.68
	111547	10/14/25		492689	P	11/12/25	10041050 45444	UTILITIES	138.16
	INVOICE: OC700382595225	10/14/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	83.53
	111548	10/14/25		492689	P	11/12/25	22041060 45444	UTILITIES	133.43
	INVOICE: OC700441426331	10/14/25		492689	P	11/12/25	22041060 45444	UTILITIES	74.94
	111549	10/14/25		492689	P	11/12/25	20025000 45444	UTILITIES	185.82
	INVOICE: OC700415420833	10/14/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	28.32
	111550	10/14/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	16.35
	INVOICE: OC700415247344	10/16/25		492689	P	11/12/25	10061010 45444	UTILITIES	18.96
	111551	10/14/25		492689	P	11/12/25	10061010 45444	UTILITIES	745.87
	INVOICE: OC700412390995	10/14/25		492689	P	11/12/25	22041060 45444	UTILITIES	180.88
	111552	10/14/25		492689	P	11/12/25	20025000 45444	UTILITIES	44.07
	INVOICE: OC700390586409	10/14/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	69.79
	111553	10/14/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	2,379.85
	INVOICE: OC700415270885	10/16/25		492689	P	11/12/25	20025000 45444	UTILITIES	1,430.23
	111554	10/16/25		492689	P	11/12/25	10061010 45444	UTILITIES	157.74
	INVOICE: OC700024150620	10/16/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	4.47
	111555	10/16/25		492689	P	11/12/25	10061010 45444	UTILITIES	4.47
	INVOICE: OC700415539253	10/20/25		492689	P	11/12/25	10061010 45444	UTILITIES	15.18
	111640	10/20/25		492689	P	11/12/25	10061010 45444	UTILITIES	53.05
	INVOICE: OC700415238048	10/17/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	70.71
	111641	10/17/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	70.32
	INVOICE: OC700654091757	10/17/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	236.91
	111642	10/17/25		492689	P	11/12/25	20025000 45444	UTILITIES	71.23
	INVOICE: OC700602968212	10/17/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	345.73
	111643	10/17/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	INVOICE: OC700415229055	10/17/25		492689	P	11/12/25	52035030 45444	UTILITIES	
	111644	10/17/25		492689	P	11/12/25	52035030 45444	UTILITIES	
	INVOICE: OC700362433975	10/17/25		492689	P	11/12/25	20025000 45444	UTILITIES	
	111645	10/17/25		492689	P	11/12/25	20025000 45444	UTILITIES	
	INVOICE: OC700525278787	10/17/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	111646	10/17/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	INVOICE: OC700415456195	10/17/25		492689	P	11/12/25	46615731 45444	UTILITIES	
	111647	10/17/25		492689	P	11/12/25	46615731 45444	UTILITIES	
	INVOICE: OC700427237251	10/17/25		492689	P	11/12/25	46515730 45444	UTILITIES	
	111647	10/17/25		492689	P	11/12/25	46515730 45444	UTILITIES	
	INVOICE: OC700427237251	10/23/25		492689	P	11/12/25	10061010 45444	UTILITIES	
	111777	10/23/25		492689	P	11/12/25	10061010 45444	UTILITIES	
	INVOICE: OC700414028780	10/23/25		492689	P	11/12/25	20025000 45444	UTILITIES	
	111778	10/23/25		492689	P	11/12/25	20025000 45444	UTILITIES	
	INVOICE: OC700370247933	10/23/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	111779	10/23/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	INVOICE: OC700412535081	10/23/25		492689	P	11/12/25	10061010 45444	UTILITIES	
	111780	10/23/25		492689	P	11/12/25	10061010 45444	UTILITIES	
	INVOICE: OC700415041523	10/23/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	111781	10/23/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	INVOICE: OC700413899448	10/23/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	111782	10/23/25		492689	P	11/12/25	22041060 42104	SIGNAL MAINTENANCE	
	INVOICE: OC700023530426	10/23/25		492689	P	11/12/25	10061010 45444	UTILITIES	
	111783	10/23/25		492689	P	11/12/25	10061010 45444	UTILITIES	

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE:	OC700123368078							
	111784	10/22/25		492689	P	11/12/25	22041060 45444	UTILITIES	74.64
	INVOICE:	OC700415434270							
VENDOR TOTALS		693,024.85	YTD INVOICED				2,626,147.31	YTD PAID	44,012.71
113605	VERIZON WIRELESS								
	111872	09/23/25		492690	P	11/12/25	10001221 43054	TELEPHONE	20.02
	INVOICE:	SP470985090-4							
	111872	09/23/25		492690	P	11/12/25	10043010 43054	TELEPHONE	129.16
	INVOICE:	SP470985090-4							
	111872	09/23/25		492690	P	11/12/25	10042040 43054	TELEPHONE	200.05
	INVOICE:	SP470985090-4							
	111872	09/23/25		492690	P	11/12/25	10041040 43054	TELEPHONE	156.04
	INVOICE:	SP470985090-4							
VENDOR TOTALS		6,844.85	YTD INVOICED				78,254.92	YTD PAID	505.27
REPORT TOTALS									57,818.72

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	6	57,818.72

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
121500 A T & T	111614	10/06/25		492707	T	11/12/25	10002215 41514	OPERATING SUPPLIES	70.00
	INVOICE: 588122								
	111615	10/03/25		492707	T	11/12/25	10002215 41514	OPERATING SUPPLIES	120.00
	INVOICE: 587937								
VENDOR TOTALS			.00	YTD INVOICED			1,890.00	YTD PAID	190.00
120612 ACCO ENGINEERED SYSTEMS, INC	111753	07/01/25		492708	T	11/12/25	10110010 40924	AIR FILTRATION BASEMENT	4,205.25
	INVOICE: 20709362								
	111754	08/28/25		492708	T	11/12/25	10110010 40924	AIR FILTRATION BASEMENT	4,047.00
	INVOICE: 20729681								
	111756	08/06/25		492708	T	11/12/25	10110010 40924	AIR FILTRATION BASEMENT	2,862.00
	INVOICE: 155133								
VENDOR TOTALS			17,008.75	YTD INVOICED			127,188.27	YTD PAID	11,114.25
114804 PROFESSIONAL POLICE SUPPLY	111621	10/22/25		492709	T	11/12/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	1,579.35
	INVOICE: INV442223								
VENDOR TOTALS			14,076.33	YTD INVOICED			31,788.38	YTD PAID	1,579.35
117802 ADVANCED BATTERY SYSTEMS, INC.	111524	10/16/25		492710	T	11/12/25	60031030 42014	REPAIR & MAINTENANCE SUPP	666.80
	INVOICE: 0202418-IN								
	111896	10/15/25		492710	T	11/12/25	60031030 42064	PARTS	319.85
	INVOICE: 351875								
VENDOR TOTALS			4,627.52	YTD INVOICED			16,482.68	YTD PAID	986.65
117249 AFFORDABLE GENERATOR SVCS, INC.	111525	10/21/25		492711	T	11/12/25	60031030 40514	CONTRACT SERVICES	1,651.11
	INVOICE: 28316								
	111802	10/28/25		492711	T	11/12/25	52035030 40514	CONTRACT SERVICES	1,115.55
	INVOICE: 28347								
	111803	10/28/25		492711	T	11/12/25	52035030 40514	CONTRACT SERVICES	1,044.80
	INVOICE: 28346								
VENDOR TOTALS			4,760.29	YTD INVOICED			12,672.30	YTD PAID	3,811.46
116315 AFLAC	111381	10/12/25		492712	T	11/12/25	990 20900	INSURANCE BENEFITS	5,623.22
	INVOICE: 673517								
VENDOR TOTALS			27,849.96	YTD INVOICED			89,278.41	YTD PAID	5,623.22
119085 AGUILAR, ROLANDO	111892	10/21/25		492713	T	11/12/25	60031030 42014	REPAIR & MAINTENANCE SUPP	475.00
	INVOICE: 004301								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			2,040.00	YTD INVOICED			19,277.89	YTD PAID	475.00
111720 AMAZING BALLOONS BY GEE, LLC.									
111744	10/24/25			492714	T	11/12/25	10061020 41514	OPERATING SUPPLIES	75.14
INVOICE: 2021-3574									
111820	10/24/25			492714	T	11/12/25	10061020 41514	OPERATING SUPPLIES	265.20
INVOICE: 2021-3571									
VENDOR TOTALS			3,144.34	YTD INVOICED			10,075.59	YTD PAID	340.34
93196 AMERICAN ASSC OF AIRPORT EXECS									
111454	10/02/25			492715	T	11/12/25	52035030 45104	DUES & SUBSCRIPTIONS	325.00
INVOICE: 1174333									
VENDOR TOTALS			275.00	YTD INVOICED			600.00	YTD PAID	325.00
124601 AMERICAN WHOLESALE LIGHTING INC.									
111811	10/14/25	3102		492716	T	11/12/25	50410060 40514	CONTRACT SERVICES	354,333.18
INVOICE: 1									
VENDOR TOTALS			.00	YTD INVOICED			354,333.18	YTD PAID	354,333.18
114567 ANGEL'S AUTO ELECTRIC									
111628	10/20/25	2954		492717	T	11/12/25	60031030 42014	REPAIR & MAINTENANCE SUPP	2,599.19
INVOICE: 9209									
VENDOR TOTALS			17,800.47	YTD INVOICED			55,160.32	YTD PAID	2,599.19
120909 BARLIN, ANTHONY									
110571	09/15/25			492718	T	11/12/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	4,050.00
INVOICE: EDUC. BCJ504									
VENDOR TOTALS			5,159.69	YTD INVOICED			15,192.07	YTD PAID	4,050.00
123796 BENNETT-BOWEN LIGHTHOUSE, INC.									
111898	10/28/25			492719	T	11/12/25	60031030 42014	REPAIR & MAINTENANCE SUPP	85.04
INVOICE: 3038479									
VENDOR TOTALS			1,897.61	YTD INVOICED			14,911.16	YTD PAID	85.04
121086 BODE CELLMARK FORENSICS, INC.									
111620	08/11/25			492720	T	11/12/25	10002215 41514	OPERATING SUPPLIES	532.09
INVOICE: 49490									
VENDOR TOTALS			.00	YTD INVOICED			5,895.38	YTD PAID	532.09
123802 BRANDED BY BLOOM									
111839	10/27/25			492721	T	11/12/25	10061100 41614	UNIFORMS & SAFETY EQUIPME	130.39
INVOICE: 1080									
111840	10/27/25			492721	T	11/12/25	10061100 41614	UNIFORMS & SAFETY EQUIPME	1,472.97

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 10108									
VENDOR TOTALS			7,542.21	YTD INVOICED			25,679.84	YTD PAID	1,603.36
119831	BRISTOW, ERICA								
	111766	10/09/25		492722	T	11/12/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	532.00
INVOICE: EDUC. BCJ 303									
VENDOR TOTALS			127.42	YTD INVOICED			3,329.09	YTD PAID	532.00
124295	CANINE DEPLOYMENT STRATEGIES, LLC.								
	111767	10/14/25		492723	T	11/12/25	10002205 45594	K-9 EXPENSES	799.98
INVOICE: 260									
VENDOR TOTALS			.00	YTD INVOICED			16,799.98	YTD PAID	799.98
122325	CHAFEH GLOBAL MEDIA LLC.								
	111876	10/28/25		492724	T	11/12/25	10016020 41514	OPERATING SUPPLIES	1,554.53
INVOICE: 461									
VENDOR TOTALS			.00	YTD INVOICED			14,756.39	YTD PAID	1,554.53
124593	CHAPMAN COAST ROOF CO., INC.								
	111566	10/14/25	3085	492725	T	11/12/25	50410060 40514	CONTRACT SERVICES	403,716.94
INVOICE: 1									
VENDOR TOTALS			.00	YTD INVOICED			403,716.94	YTD PAID	403,716.94
113279	CHEMMARK								
	111430	10/14/25		492726	T	11/12/25	10001221 41514	OPERATING SUPPLIES	232.13
INVOICE: 576234									
VENDOR TOTALS			639.00	YTD INVOICED			3,558.29	YTD PAID	232.13
100845	CITY OF GARDENA								
	111832	12/20/24	3056	492727	T	11/12/25	28034000 45384	PARATRANSIT DIAL A RIDE	22,636.20
INVOICE: 0425									
	111833	01/20/25	3056	492727	T	11/12/25	28034000 45384	PARATRANSIT DIAL A RIDE	20,927.53
INVOICE: 0125									
	111834	02/20/25	3056	492727	T	11/12/25	28034000 45384	PARATRANSIT DIAL A RIDE	19,714.58
INVOICE: 0225									
	111835	03/20/25	3056	492727	T	11/12/25	28034000 45384	PARATRANSIT DIAL A RIDE	23,929.52
INVOICE: 0325									
	111836	04/20/25	3056	492727	T	11/12/25	28034000 45384	PARATRANSIT DIAL A RIDE	21,134.37
INVOICE: 0425									
	111837	05/20/25	3056	492727	T	11/12/25	28034000 45384	PARATRANSIT DIAL A RIDE	20,733.26
INVOICE: 0425									
	111838	06/20/25	3056	492727	T	11/12/25	28034000 45384	PARATRANSIT DIAL A RIDE	28,146.44
INVOICE: JUNE 2025									

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VENDOR TOTALS		150,508.24	YTD INVOICED	412,668.51	YTD PAID	157,221.90			
121875	CITY OF TORRANCE								
	111785	10/20/25	3073	492691	P	11/12/25	24402258 40514	CONTRACT SERVICES	2,029.35
	INVOICE:	2026-00150660							
	111825	08/12/25	3073	492691	P	11/12/25	24402258 40514	CONTRACT SERVICES	4,136.09
	INVOICE:	2026-00150280							
VENDOR TOTALS		189,330.45	YTD INVOICED	400,332.93	YTD PAID	6,165.44			
123934	COHENS, RUBY RIVAS								
	111417	10/16/25		492728	T	11/12/25	10042010 40504	COMMISSIONER STIPENDS	150.00
	INVOICE:	QTR 3							
VENDOR TOTALS		300.00	YTD INVOICED	750.00	YTD PAID	150.00			
114897	COMMUNITY VETERINARY HOSPITAL, INC.								
	111427	10/19/25		492692	P	11/12/25	10002205 45594	K-9 EXPENSES	70.00
	INVOICE:	754253404							
VENDOR TOTALS		5,141.00	YTD INVOICED	18,231.65	YTD PAID	70.00			
91961	GPC INC.								
	111419	08/05/25		492729	T	11/12/25	60031030 42064	PARTS	-11.69
	INVOICE:	082544							
	111420	07/29/25		492729	T	11/12/25	60031030 42064	PARTS	-37.63
	INVOICE:	081536							
	111421	07/31/25		492729	T	11/12/25	60031030 42064	PARTS	-29.42
	INVOICE:	081784							
	111422	07/31/25		492729	T	11/12/25	60031030 42064	PARTS	-28.30
	INVOICE:	081818							
	111423	07/30/25		492729	T	11/12/25	60031030 42064	PARTS	-10.12
	INVOICE:	081718							
	111424	08/05/25		492729	T	11/12/25	60031030 42064	PARTS	-53.47
	INVOICE:	082564							
	111556	09/09/25	3000	492729	T	11/12/25	60031030 42064	PARTS	126.27
	INVOICE:	086976							
	111557	09/12/25	3000	492729	T	11/12/25	60031030 42064	PARTS	129.55
	INVOICE:	087431							
	111558	09/16/25	3000	492729	T	11/12/25	60031030 42064	PARTS	42.70
	INVOICE:	087965							
	111559	09/17/25	3000	492729	T	11/12/25	60031030 42064	PARTS	135.98
	INVOICE:	088120							
	111560	09/18/25	3000	492729	T	11/12/25	60031030 42064	PARTS	96.58
	INVOICE:	088306							
	111561	09/24/25	3000	492729	T	11/12/25	60031030 42064	PARTS	28.93
	INVOICE:	089062							
	111562	09/24/25	3000	492729	T	11/12/25	60031030 42064	PARTS	898.54
	INVOICE:	089061							
	111563	09/24/25	3000	492729	T	11/12/25	60031030 42064	PARTS	44.02

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	INVOICE: 089073								
	111564	09/26/25	3000	492729	T	11/12/25	60031030 42064	PARTS	68.28
	INVOICE: 089271								
	VENDOR TOTALS		3,395.14	YTD INVOICED			24,220.26	YTD PAID	1,400.22
106275	CONTINENTAL COMPUTERS								
	111436	10/07/25	2987	492730	T	11/12/25	10002245 47404	MACHINERY & EQUIPMENT	2,079.18
	INVOICE: 208655								
	VENDOR TOTALS		55,902.09	YTD INVOICED			230,611.76	YTD PAID	2,079.18
92043	COUNTRY HILLS ANIMAL CLINIC								
	111429	10/15/25		492731	T	11/12/25	10002205 45594	K-9 EXPENSES	137.61
	INVOICE: 300630								
	VENDOR TOTALS		2,179.44	YTD INVOICED			18,571.09	YTD PAID	137.61
123244	COOPERATIVE PERSONNEL SERVICES								
	111734	10/24/25		492732	T	11/12/25	10017010 45054	TESTING EXPENSE	626.75
	INVOICE: TR-INV006732								
	VENDOR TOTALS		1,204.50	YTD INVOICED			2,587.95	YTD PAID	626.75
121267	CREATIVE WIRELESS, INC.								
	111437	05/19/25	3084	492733	T	11/12/25	60031030 40514	CONTRACT SERVICES	10,000.00
	INVOICE: C1709300								
	111772	02/14/25	3088	492733	T	11/12/25	50410090 40514	CONTRACT SERVICES	16,417.16
	INVOICE: C1709303								
	VENDOR TOTALS		8,560.26	YTD INVOICED			195,511.67	YTD PAID	26,417.16
103355	CRENSHAW WHOLESALE ELECTRIC								
	111745	10/24/25		492734	T	11/12/25	10061100 42014	REPAIR & MAINTENANCE SUPP	1,500.59
	INVOICE: 871303								
	111746	10/24/25		492734	T	11/12/25	10061100 41514	OPERATING SUPPLIES	497.25
	INVOICE: 871302								
	VENDOR TOTALS		4,109.56	YTD INVOICED			23,948.21	YTD PAID	1,997.84
123015	DAYNA WILLIAMS-HUNTER								
	110568	10/14/25		492735	T	11/12/25	10012010 45724	TRAVEL, CONF - D.W. HUNTE	186.13
	INVOICE: 092825								
	VENDOR TOTALS		370.00	YTD INVOICED			2,231.70	YTD PAID	186.13
104971	DELL MARKETING LP								
	111435	10/15/25	2964	492736	T	11/12/25	10001222 40514	CONTRACT SERVICES	2,368.00
	INVOICE: 10841844812								

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VENDOR TOTALS		84,286.88	YTD INVOICED	448,048.63	YTD PAID				2,368.00
119887	DEWEY PEST CONTROL								
	110603	10/01/25		492737	T	11/12/25	32420030 40994	PLHA PROGRAM COSTS	150.00
	INVOICE: 17658718								
	110604	10/01/25		492737	T	11/12/25	32420030 40994	PLHA PROGRAM COSTS	162.00
	INVOICE: 17664464								
	110605	10/01/25		492737	T	11/12/25	32420030 40994	PLHA PROGRAM COSTS	35.00
	INVOICE: 17666067								
	110607	09/01/25		492737	T	11/12/25	32420030 40994	PLHA PROGRAM COSTS	162.00
	INVOICE: 170607545								
	110608	09/01/25		492737	T	11/12/25	32420030 40994	PLHA PROGRAM COSTS	35.00
	INVOICE: 17609621								
VENDOR TOTALS		1,841.00	YTD INVOICED	7,340.00	YTD PAID				544.00
122402	DRC ENGINEERING, INC.								
	111735	10/04/25	3098	492738	T	11/12/25	10041010 40514	CONTRACT SERVICES	12,023.14
	INVOICE: 25-513-2								
	111879	10/04/25		492738	T	11/12/25	10041020 40514	CONTRACT SERVICES	3,336.00
	INVOICE: 19-366-28								
VENDOR TOTALS		6,505.69	YTD INVOICED	78,680.20	YTD PAID				15,359.14
124382	DTA PUBLIC FINANCE, INC.								
	111622	09/30/25	2746	492739	T	11/12/25	41046010 40514	CONTRACT SERVICES	2,177.50
	INVOICE: 2509296								
VENDOR TOTALS		.00	YTD INVOICED	35,514.69	YTD PAID				2,177.50
123427	EFI GLOBAL, INC.								
	111728	10/22/25	3097	492740	T	11/12/25	10011500 40514	CONTRACT SERVICES	5,000.00
	INVOICE: 400000315676								
VENDOR TOTALS		2,700.00	YTD INVOICED	7,700.00	YTD PAID				5,000.00
117115	ENVIRONMENTAL CHARTER H.S.								
	111603	09/15/25		492693	P	11/12/25	990 22100	REC & COMM SVC DONATIONS	600.00
	INVOICE: REFUND 09/15/25								
VENDOR TOTALS		600.00	YTD INVOICED	2,400.00	YTD PAID				600.00
118491	FARROKH-SIAR, STEPHEN								
	111521	10/16/25		492741	T	11/12/25	60031030 42514	SMALL TOOLS & MINOR EQUIP	834.28
	INVOICE: 10162599281								
VENDOR TOTALS		2,941.47	YTD INVOICED	27,949.33	YTD PAID				834.28
124096	FASTRUCK DELIVERY LLC.								
	111567	10/14/25		492742	T	11/12/25	46847150 42024	BUILDING MAINTENANCE	1,000.00

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	INVOICE: #R-29997								
	111568	10/19/25		492742	T	11/12/25	46847150 42024	BUILDING MAINTENANCE	1,250.00
	INVOICE: #R-29998								
VENDOR TOTALS			1,200.00	YTD INVOICED			6,630.00	YTD PAID	2,250.00
94292	FEDERAL EXPRESS CORPORATION								
	111900	10/27/25		492694	P	11/12/25	10015010 43044	POSTAGE	9.77
	INVOICE: 9-043-14726								
VENDOR TOTALS			1,167.62	YTD INVOICED			2,797.25	YTD PAID	9.77
124164	FINE LINE AUTO BODY INC								
	111517	10/15/25	2966	492743	T	11/12/25	60031030 42004	COLLISION REPAIR	960.74
	INVOICE: 17135								
	111518	10/16/25	2966	492743	T	11/12/25	60031030 42004	COLLISION REPAIR	1,959.95
	INVOICE: 17136								
	111519	10/20/25	2966	492743	T	11/12/25	60031030 42004	COLLISION REPAIR	6,392.54
	INVOICE: 17138								
	111883	10/28/25	2966	492743	T	11/12/25	60031030 42004	COLLISION REPAIR	2,267.48
	INVOICE: 17139								
	111884	10/16/25	2966	492743	T	11/12/25	60031030 42004	COLLISION REPAIR	7,621.92
	INVOICE: 17137								
VENDOR TOTALS			61,705.12	YTD INVOICED			297,484.36	YTD PAID	19,202.63
98543	G & S PRINTING								
	110581	10/13/25		492744	T	11/12/25	10011100 41514	OPERATING SUPPLIES	260.19
	INVOICE: 8863								
VENDOR TOTALS			3,088.10	YTD INVOICED			7,437.28	YTD PAID	260.19
122899	GARCIA RANGEL, AMANDA								
	111443	10/21/25		492745	T	11/12/25	10016010 45424	TRAVEL, CONFERENCE & MEET	1,793.33
	INVOICE: AGR-CalPERS2025								
VENDOR TOTALS			.00	YTD INVOICED			2,588.56	YTD PAID	1,793.33
97578	GRAINGER INDUSTRIAL SUPPLY								
	111608	09/24/25		492746	T	11/12/25	10061100 41404	MATERIALS, SUPPLIES & OTH	32.49
	INVOICE: 9652807604								
	111748	10/09/25		492746	T	11/12/25	10061100 41514	OPERATING SUPPLIES	329.65
	INVOICE: 9670334607								
	111749	10/09/25		492746	T	11/12/25	10061100 41614	UNIFORMS & SAFETY EQUIPME	134.34
	INVOICE: 9670334615								
VENDOR TOTALS			7,659.00	YTD INVOICED			27,592.04	YTD PAID	496.48
115883	GREENLAND SUPPLY INC.								
	111747	10/23/25		492747	T	11/12/25	10061100 41514	OPERATING SUPPLIES	100.43
	INVOICE: 282198								

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VENDOR TOTALS			2,105.22	YTD INVOICED			9,462.70	YTD PAID	100.43
124290 GUERRERO, GREGORY G.	111487	10/14/25		492748	T	11/12/25	72748420 45394	COMMERCIAL FACADE IMPROVE	4,375.00
	INVOICE: 0913								
VENDOR TOTALS			.00	YTD INVOICED			17,500.00	YTD PAID	4,375.00
123216 HARBOR VIEW TOURS, INC.	111605	10/07/25		492749	T	11/12/25	28034000 44614	RECREATIONAL TRANSIT	1,072.00
	INVOICE: 288								
VENDOR TOTALS			4,190.00	YTD INVOICED			13,752.00	YTD PAID	1,072.00
120536 HARRIS & ASSOCIATES, INC.	111824	10/14/25		492750	T	11/12/25	41046010 40514	CONTRACT SERVICES	1,208.75
	INVOICE: 69604								
VENDOR TOTALS			87,171.25	YTD INVOICED			431,338.83	YTD PAID	1,208.75
111035 HAWTHORNE ELECTRIC SUPPLY	111599	10/16/25		492751	T	11/12/25	10061100 41404	MATERIALS, SUPPLIES & OTH	240.34
	INVOICE: 405206								
	111816	10/27/25		492751	T	11/12/25	10061100 42014	REPAIR & MAINTENANCE SUPP	8.15
	INVOICE: 405864								
VENDOR TOTALS			250.93	YTD INVOICED			1,939.62	YTD PAID	248.49
109216 HAWTHORNE PRESIDENTS COUNCIL	110583	10/14/25		492695	P	11/12/25	10010411 44194	EVENT ALLOTMENT - CM MONT	500.00
	INVOICE: Stipend001								
VENDOR TOTALS			500.00	YTD INVOICED			1,700.00	YTD PAID	500.00
121449 HDL COREN & CONE	111890	10/29/25	3049	492752	T	11/12/25	10016010 40514	CONTRACT SERVICES	4,694.73
	INVOICE: SIN055824								
VENDOR TOTALS			9,204.06	YTD INVOICED			29,190.66	YTD PAID	4,694.73
124602 HERNANDEZ, SOLEDAD	111479	09/24/25		492696	P	11/12/25	10000109 51923	FACILITY RENTAL	63.00
	INVOICE: REFUND 09/24/25								
VENDOR TOTALS			.00	YTD INVOICED			63.00	YTD PAID	63.00
122548 HONEST, JAMESE	111791	10/27/25		492753	T	11/12/25	10001224 45774	STC REIMBURSABLE EXPENSES	28.30
	INVOICE: 10212025								

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VENDOR TOTALS			.00	YTD INVOICED			69.34	YTD PAID	28.30
124214 HOUSTON, JENNIFER	111416	10/16/25		492754	T	11/12/25	10042010 40504	COMMISSIONER STIPENDS	150.00
	INVOICE: QTR 3								
VENDOR TOTALS			250.00	YTD INVOICED			650.00	YTD PAID	150.00
124619 IGWEBUIKE OLD BOYS CLUB ASSOCIATION	111810	02/03/25		492697	P	11/12/25	990 22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND 02/03/25								
VENDOR TOTALS			.00	YTD INVOICED			1,200.00	YTD PAID	1,200.00
114714 INFANTE, RAFAEL	111625	09/03/25		492755	T	11/12/25	60031030 42014	REPAIR & MAINTENANCE SUPP	1,261.79
	INVOICE: 029951								
	111626	09/18/25		492755	T	11/12/25	60031030 42014	REPAIR & MAINTENANCE SUPP	1,745.23
	INVOICE: 029983								
VENDOR TOTALS			.00	YTD INVOICED			13,790.03	YTD PAID	3,007.02
112444 INSITE GRAFIX	111758	10/27/25		492756	T	11/12/25	60031030 42014	REPAIR & MAINTENANCE SUPP	892.00
	INVOICE: 10373								
VENDOR TOTALS			14,515.31	YTD INVOICED			32,087.45	YTD PAID	892.00
115272 JEREZ AUTO DETAIL INC.	111893	10/23/25		492757	T	11/12/25	60031030 41514	OPERATING SUPPLIES	120.00
	INVOICE: 860400								
VENDOR TOTALS			660.00	YTD INVOICED			2,140.00	YTD PAID	120.00
104260 JOHN L HUNTER & ASSOCIATES	111827	10/16/25	2682	492758	T	11/12/25	56091010 42454	FOG PROGRAM COSTS	1,844.00
	INVOICE: HAW1FOG12508								
	111828	10/16/25	2682	492758	T	11/12/25	28902421 40514	CONTRACT SERVICES	2,810.25
	INVOICE: HAW1MS412508								
VENDOR TOTALS			5,632.99	YTD INVOICED			100,918.35	YTD PAID	4,654.25
122781 JOHNSON 225 INVESTIGATIONS	111826	10/28/25		492759	T	11/12/25	10021010 40514	CONTRACT SERVICES	1,700.00
	INVOICE: 1121								
VENDOR TOTALS			12,180.00	YTD INVOICED			89,575.00	YTD PAID	1,700.00
106077 JOHNSON CONTROLS	111609	10/11/25		492760	T	11/12/25	10061050 40514	CONTRACT SERVICES	3,253.02

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INVOICE: 41805714									
VENDOR TOTALS			8,285.32	YTD INVOICED			28,620.87	YTD PAID	3,253.02
118321	JOHNSON, EBONY								
	111817	09/30/25		492761	T	11/12/25	10041010 45584	HEALTH AND WELLNESS	122.90
INVOICE: 1									
VENDOR TOTALS			436.66	YTD INVOICED			559.56	YTD PAID	122.90
119236	JWA URBAN CONSULTANTS, INC.								
	110628	09/30/25		492762	T	11/12/25	10042010 40514	CONTRACT SERVICES	4,250.00
INVOICE: Pro-Housing #2, #3									
VENDOR TOTALS			.00	YTD INVOICED			6,375.00	YTD PAID	4,250.00
123456	KIMLEY-HORN AND ASSOCIATES, INC.								
	110627	09/30/25	2767	492763	T	11/12/25	10042010 40514	CONTRACT SERVICES	77,100.00
INVOICE: 33593156									
VENDOR TOTALS			79,739.17	YTD INVOICED			756,384.86	YTD PAID	77,100.00
105446	L A COUNTY SHERIFF'S DEPT								
	111763	10/17/25	2928	492764	T	11/12/25	10002220 45314	PRISONER EXPENSE	3,307.92
INVOICE: 260696BL									
VENDOR TOTALS			8,138.07	YTD INVOICED			40,449.86	YTD PAID	3,307.92
116247	LAMB, THEODORE								
	111638	10/31/25		492765	T	11/12/25	10015020 40514	CONTRACT SERVICES	1,920.00
INVOICE: 10/31/2025									
VENDOR TOTALS			12,600.00	YTD INVOICED			41,520.00	YTD PAID	1,920.00
124616	LAMPKIN, ERIKA								
	111797	10/08/25		492766	T	11/12/25	10017010 45424	TRAVEL, CONFERENCE & MEET	166.60
INVOICE: 1701-113220									
VENDOR TOTALS			.00	YTD INVOICED			166.60	YTD PAID	166.60
122756	LARA, JOSE G.								
	111593	10/03/25		492767	T	11/12/25	10061060 41514	OPERATING SUPPLIES	185.00
INVOICE: 02									
	111597	10/03/25		492767	T	11/12/25	10061060 41514	OPERATING SUPPLIES	449.99
INVOICE: 01									
	111878	10/27/25		492767	T	11/12/25	46447150 42024	BUILDING MAINTENANCE	731.70
INVOICE: 100									
VENDOR TOTALS			1,356.00	YTD INVOICED			12,509.97	YTD PAID	1,366.69
123674	LATONA, TYLER								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	110569	09/17/25		492768	T	11/12/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	918.00
	INVOICE:	EDUC. GED 132							
	110570	09/09/25		492768	T	11/12/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	1,377.00
	INVOICE:	EDUC. GED 120							
	111790	10/27/25		492768	T	11/12/25	10001224 43704	POST REIMBURSABLE EXPENSE	397.70
	INVOICE:	101310172025							
VENDOR TOTALS			682.09	YTD INVOICED			9,896.59	YTD PAID	2,692.70
118914	LAWRENCE ROLL UP DOORS, INC.								
	111613	09/16/25		492769	T	11/12/25	10001221 42024	BUILDING MAINTENANCE	588.00
	INVOICE:	2525281							
VENDOR TOTALS			795.00	YTD INVOICED			7,501.39	YTD PAID	588.00
123756	LAZATIN, MARIA								
	111798	10/20/25		492770	T	11/12/25	10017010 45424	TRAVEL, CONFERENCE & MEET	195.00
	INVOICE:	1701-113230							
	111799	10/22/25		492770	T	11/12/25	10017010 45584	HEALTH AND WELLNESS	58.01
	INVOICE:	1701-113233							
	111874	10/29/25		492770	T	11/12/25	29054010 45604	FINANCIAL INCENTIVES	30.00
	INVOICE:	2900-111756							
VENDOR TOTALS			1,252.92	YTD INVOICED			2,301.05	YTD PAID	283.01
104123	LEAGUE OF CALIFORNIA CITIES								
	111775	10/27/25		492698	P	11/12/25	10012010 45724	TRAVEL, CONF - D.W. HUNTE	600.00
	INVOICE:	111425							
VENDOR TOTALS			.00	YTD INVOICED			28,946.50	YTD PAID	600.00
94489	LIEBERT CASSIDY WHITMORE								
	111617	09/30/25		492771	T	11/12/25	10021010 40514	CONTRACT SERVICES	95.00
	INVOICE:	307229							
VENDOR TOTALS			6,751.00	YTD INVOICED			25,767.30	YTD PAID	95.00
101286	SCP DISTRIBUTORS LLC								
	111570	10/20/25		492772	T	11/12/25	10061090 45754	SWIM POOL CHEMICALS	356.53
	INVOICE:	29582545							
	111743	10/20/25		492772	T	11/12/25	10061090 45754	SWIM POOL CHEMICALS	2,360.86
	INVOICE:	37235730							
VENDOR TOTALS			27,031.55	YTD INVOICED			91,943.27	YTD PAID	2,717.39
114443	LOPEZ, FELICITAS								
	111450	10/16/25		492699	P	11/12/25	10016010 45424	TRAVEL, CONFERENCE & MEET	60.34
	INVOICE:	FL-CalCities2025							
VENDOR TOTALS			.00	YTD INVOICED			60.34	YTD PAID	60.34

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123417	LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE								
	111821	10/17/25	3011	492773	T	11/12/25	78480020 44824	SUPPORTIVE SERVICES	66,535.74
	INVOICE: #29 (September 2025)								
	VENDOR TOTALS		221,504.70	YTD INVOICED			1,302,712.26	YTD PAID	66,535.74
105143	LOS ANGELES COUNTY								
	111618	10/25/25		492700	P	11/12/25	10001230 40514	CONTRACT SERVICES	4,010.57
	INVOICE: September 2025								
	VENDOR TOTALS		6,272.60	YTD INVOICED			37,878.06	YTD PAID	4,010.57
124606	MA BUFORD LLC								
	111623	10/23/25		492774	T	11/12/25	990 22175	SHARED COSTS - MENLO PROJ	6,497.57
	INVOICE: Refund								
	VENDOR TOTALS		.00	YTD INVOICED			6,497.57	YTD PAID	6,497.57
123798	MAINTAINX, INC.								
	111528	10/12/25		492775	T	11/12/25	28302417 40514	CONTRACT SERVICES	13,283.45
	INVOICE: 5111EF5B-0005								
	VENDOR TOTALS		13,283.45	YTD INVOICED			26,566.90	YTD PAID	13,283.45
124159	MARIA KARLA EDITH CASTILLO MONTERROSO								
	111484	10/13/25		492776	T	11/12/25	46847150 42024	BUILDING MAINTENANCE	340.00
	INVOICE: 101325								
	111889	10/28/25		492776	T	11/12/25	46515730 42024	BUILDING MAINTENANCE	320.00
	INVOICE: 10/28/2025								
	VENDOR TOTALS		240.00	YTD INVOICED			3,875.00	YTD PAID	660.00
124171	MASON OIL SERVICES LLC.								
	111761	10/23/25	2999	492777	T	11/12/25	60031030 45144	GASOLINE & OIL	1,323.11
	INVOICE: 00008								
	VENDOR TOTALS		1,013.65	YTD INVOICED			9,607.80	YTD PAID	1,323.11
123225	MCGEE, EBONY J.								
	110579	09/12/25	2945	492778	T	11/12/25	10013010 40514	CONTRACT SERVICES	12,250.00
	INVOICE: 0000230								
	111729	09/30/25	2945	492778	T	11/12/25	10013010 40514	CONTRACT SERVICES	10,972.00
	INVOICE: 0000231_2								
	VENDOR TOTALS		68,187.50	YTD INVOICED			318,241.75	YTD PAID	23,222.00
122208	MCKESSON MEDICAL-SURGICAL								
	111786	10/27/25		492779	T	11/12/25	10002219 41514	OPERATING SUPPLIES	473.86
	INVOICE: 24543680								
	111787	10/27/25		492779	T	11/12/25	10002219 41514	OPERATING SUPPLIES	16.77
	INVOICE: 24544656								

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	111788	10/27/25		492779	T	11/12/25	10002219 41514	OPERATING SUPPLIES	95.79
	INVOICE: 24543889								
VENDOR TOTALS			292.61	YTD INVOICED			7,163.77	YTD PAID	586.42
100108 MERRIMAC PETROLEUM, INC.	111527	10/16/25	2965	492780	T	11/12/25	60031030 45144	GASOLINE & OIL	11,072.33
	INVOICE: 2242737								
	111882	10/24/25	2965	492780	T	11/12/25	60031030 45144	GASOLINE & OIL	10,648.54
	INVOICE: 2242905								
VENDOR TOTALS			153,402.53	YTD INVOICED			630,644.55	YTD PAID	21,720.87
109626 MILLS, DANIEL ANTHONY	111789	10/27/25		492781	T	11/12/25	10001224 43704	POST REIMBURSABLE EXPENSE	448.20
	INVOICE: 100610172055								
VENDOR TOTALS			499.00	YTD INVOICED			1,040.90	YTD PAID	448.20
123575 MISSION LINEN SUPPLY	111601	09/29/25		492782	T	11/12/25	10061070 41514	OPERATING SUPPLIES	85.83
	INVOICE: 524681479								
	111604	10/20/25		492782	T	11/12/25	10061070 41514	OPERATING SUPPLIES	79.22
	INVOICE: 52810558								
	111752	10/27/25		492782	T	11/12/25	10061070 41514	OPERATING SUPPLIES	82.38
	INVOICE: 524857314								
VENDOR TOTALS			1,603.09	YTD INVOICED			5,341.15	YTD PAID	247.43
123783 MORGAN STANLEY CAPITAL MANAGEMENT LLC	111800	10/07/25	3068	492783	T	11/12/25	10017010 40514	CONTRACT SERVICES	7,500.00
	INVOICE: 11047625280								
VENDOR TOTALS			15,000.00	YTD INVOICED			45,000.00	YTD PAID	7,500.00
107937 MUTUAL PROPANE	111894	10/01/25		492784	T	11/12/25	60031030 45144	GASOLINE & OIL	30.00
	INVOICE: 16289KO								
VENDOR TOTALS			679.03	YTD INVOICED			3,855.09	YTD PAID	30.00
124251 PUSKAS, CURT & VANESSA	111764	04/23/25		492785	T	11/12/25	10001221 41514	OPERATING SUPPLIES	615.00
	INVOICE: NFS20251270								
VENDOR TOTALS			.00	YTD INVOICED			1,815.00	YTD PAID	615.00
121517 NEW STAR FAMILY JUSTICE CENTER	111801	08/29/25		492786	T	11/12/25	990 22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND 08/29/25								

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VENDOR TOTALS			10,789.87	YTD INVOICED			28,851.73	YTD PAID	1,200.00
123833 NVB EQUIPMENT, INC.	111523	10/16/25		492787	T	11/12/25	60031030 42064	PARTS	2,821.12
	INVOICE: SQ20284								
VENDOR TOTALS			.00	YTD INVOICED			2,821.12	YTD PAID	2,821.12
123925 OFFICEUNTITLED, INC.	111730	10/16/25	3092	492788	T	11/12/25	18110050 44924	CIVIC CENTER PARK	14,813.00
	INVOICE: 4777								
	111731	10/16/25	3093	492788	T	11/12/25	18110050 44924	CIVIC CENTER PARK	11,200.00
	INVOICE: 4776								
	111733	10/16/25	3094	492788	T	11/12/25	18110050 44924	CIVIC CENTER PARK	60,659.00
	INVOICE: 4778								
VENDOR TOTALS			931,312.66	YTD INVOICED			2,220,403.93	YTD PAID	86,672.00
123098 ORKIN SERVICES OF CALIFORNIA, INC	111739	10/23/25		492789	T	11/12/25	10061120 40514	CONTRACT SERVICES	276.00
	INVOICE: 285825797								
VENDOR TOTALS			3,740.82	YTD INVOICED			16,483.57	YTD PAID	276.00
124610 PALLET PBC	111569	05/29/25		492790	T	11/12/25	10061100 41404	MATERIALS, SUPPLIES & OTH	166.33
	INVOICE: INV201936								
VENDOR TOTALS			.00	YTD INVOICED			166.33	YTD PAID	166.33
121141 PAPE MATERIAL HANDLING, INC.	111520	10/08/25		492701	P	11/12/25	60031030 42014	REPAIR & MAINTENANCE SUPP	703.72
	INVOICE: 9393936								
VENDOR TOTALS			.00	YTD INVOICED			703.72	YTD PAID	703.72
99213 PARKHOUSE TIRE, INC.	111885	10/16/25	3032	492791	T	11/12/25	60031030 42554	TIRES	2,226.24
	INVOICE: 1011058643								
	111886	10/10/25	3032	492791	T	11/12/25	60031030 42554	TIRES	187.50
	INVOICE: 1011057893								
VENDOR TOTALS			24,683.29	YTD INVOICED			73,349.89	YTD PAID	2,413.74
123300 PARTY PRONTO, INC.	111818	10/25/25		492792	T	11/12/25	10061020 41514	OPERATING SUPPLIES	912.00
	INVOICE: 045499								
VENDOR TOTALS			3,445.00	YTD INVOICED			15,195.00	YTD PAID	912.00

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16650 PRUDENTIAL OVERALL SUPPLY									
111759	10/23/25			492793	T	11/12/25	60031030 40514	CONTRACT SERVICES	75.00
INVOICE: 43068796									
111760	10/23/25			492793	T	11/12/25	60031030 40514	CONTRACT SERVICES	91.93
INVOICE: 43068809									
111888	10/16/25			492793	T	11/12/25	60031030 40514	CONTRACT SERVICES	78.25
INVOICE: 43067096									
VENDOR TOTALS			2,011.50	YTD INVOICED			8,587.26	YTD PAID	245.18
118908 PSYCHOLOGICAL CONSULTING ASSOC, INC.									
111795	10/27/25		994	492794	T	11/12/25	10021010 40514	CONTRACT SERVICES	350.00
INVOICE: 901080									
111796	10/27/25		994	492794	T	11/12/25	10021010 40514	CONTRACT SERVICES	289.00
INVOICE: 901044_therapy									
VENDOR TOTALS			5,057.50	YTD INVOICED			11,597.00	YTD PAID	639.00
115207 QUALITY REFRIGERATION CO., INC.									
111619	10/22/25			492795	T	11/12/25	10001221 47404	MACHINERY & EQUIPMENT	1,192.52
INVOICE: 0111599-IN									
VENDOR TOTALS			2,670.66	YTD INVOICED			19,794.26	YTD PAID	1,192.52
124577 RAE & LETSON									
111624	10/22/25		3048	492796	T	11/12/25	10016010 40514	CONTRACT SERVICES	3,000.00
INVOICE: 276292									
VENDOR TOTALS			.00	YTD INVOICED			3,000.00	YTD PAID	3,000.00
123234 REECE SUPPLY, LLC									
111606	10/07/25			492797	T	11/12/25	10061050 41564	JANITORIAL SUPPLIES	107.07
INVOICE: S121854702.001									
111607	10/09/25			492797	T	11/12/25	10061050 41564	JANITORIAL SUPPLIES	20.97
INVOICE: S121880214.001									
111750	10/10/25			492797	T	11/12/25	10061100 41514	OPERATING SUPPLIES	15.14
INVOICE: S121884976.001									
111751	10/10/25			492797	T	11/12/25	10061100 41514	OPERATING SUPPLIES	121.76
INVOICE: S121888592.001									
VENDOR TOTALS			2,354.43	YTD INVOICED			11,226.72	YTD PAID	264.94
124155 JESSICA REYES									
111776	08/19/25			492798	T	11/12/25	10041010 45584	HEALTH AND WELLNESS	49.82
INVOICE: 08192025									
VENDOR TOTALS			498.60	YTD INVOICED			548.42	YTD PAID	49.82
98822 RICHARDS, WATSON & GERSHON									
111632	10/21/25		3044	492799	T	11/12/25	10015010 40514	CONTRACT SERVICES	6,545.00
INVOICE: 255417									

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	111633	10/21/25	3044	492799	T	11/12/25	10015010 40514	CONTRACT SERVICES	38.00
	INVOICE: 255418								
	111634	10/21/25	3044	492799	T	11/12/25	10015010 40514	CONTRACT SERVICES	2,274.60
	INVOICE: 255420								
	111635	10/21/25	3044	492799	T	11/12/25	10015010 40514	CONTRACT SERVICES	3,352.70
	INVOICE: 255421								
	111636	10/21/25	3044	492799	T	11/12/25	10015010 40514	CONTRACT SERVICES	10,060.60
	INVOICE: 255422								
	111637	10/21/25	3044	492799	T	11/12/25	10015010 40514	CONTRACT SERVICES	149.60
	INVOICE: 255424								
	111813	10/21/25		492799	T	11/12/25	10041010 40514	CONTRACT SERVICES	1,065.90
	INVOICE: 255419								
VENDOR TOTALS			113,492.62	YTD INVOICED			531,746.44	YTD PAID	23,486.40
124323	ROBERT HALF, INC.								
	111773	10/20/25		492800	T	11/12/25	10001222 40514	CONTRACT SERVICES	2,992.00
	INVOICE: 65516649								
VENDOR TOTALS			.00	YTD INVOICED			151,372.50	YTD PAID	2,992.00
118704	RSG, INC.								
	111445	09/30/25	3089	492801	T	11/12/25	10016010 40514	CONTRACT SERVICES	5,482.50
	INVOICE: 14255								
VENDOR TOTALS			.00	YTD INVOICED			5,482.50	YTD PAID	5,482.50
116672	SAM'S ALIGNMENT TIRE CENTER, INC.								
	111631	10/22/25	3001	492802	T	11/12/25	60031030 42554	TIRES	467.60
	INVOICE: 34291								
	111880	10/21/25	3001	492802	T	11/12/25	60031030 42554	TIRES	467.60
	INVOICE: 34282								
VENDOR TOTALS			5,168.60	YTD INVOICED			23,548.80	YTD PAID	935.20
124207	SANTISTEBAN, SABRINA								
	111765	09/30/25		492803	T	11/12/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	399.99
	INVOICE: EDUC. CPIE 366								
VENDOR TOTALS			.00	YTD INVOICED			899.99	YTD PAID	399.99
17550	SEERS LUMBER CO INC								
	111586	09/18/25		492804	T	11/12/25	10061100 41404	MATERIALS, SUPPLIES & OTH	10.94
	INVOICE: 118022								
	111591	09/16/25		492804	T	11/12/25	10061100 41404	MATERIALS, SUPPLIES & OTH	11.04
	INVOICE: 117990								
	111600	10/15/25		492804	T	11/12/25	10061100 41404	MATERIALS, SUPPLIES & OTH	14.35
	INVOICE: 118433								
VENDOR TOTALS			458.73	YTD INVOICED			3,315.20	YTD PAID	36.33

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124568 GCP WW HOLDCO LLC.	111899	08/19/25		492805	T	11/12/25	60031030 41614	UNIFORMS & SAFETY EQUIPME	173.63
	INVOICE: 0090456-IN								
VENDOR TOTALS			.00	YTD INVOICED			841.01	YTD PAID	173.63
123490 ISHII, MICHAEL	111434	09/30/25	2979	492806	T	11/12/25	10001222 40024	SALARIES - PART TIME	6,000.00
	INVOICE: 25-33								
	111616	09/30/25		492806	T	11/12/25	10021010 40514	CONTRACT SERVICES	2,000.00
	INVOICE: 25-37								
VENDOR TOTALS			.00	YTD INVOICED			38,200.00	YTD PAID	8,000.00
116914 SIRCHIE ACQUISITION CO., LLC.	111768	10/24/25		492807	T	11/12/25	10002215 41514	OPERATING SUPPLIES	558.03
	INVOICE: 0715999-IN								
VENDOR TOTALS			943.02	YTD INVOICED			2,927.29	YTD PAID	558.03
124618 SMITH, RENE	111812	07/31/25		492702	P	11/12/25	10000109 51923	FACILITY RENTAL	32.00
	INVOICE: REFUND 07/31/25								
VENDOR TOTALS			.00	YTD INVOICED			32.00	YTD PAID	32.00
101153 SOUTH BAY FORD	110360	08/05/25		492808	T	11/12/25	60031030 42064	PARTS	-54.12
	INVOICE: CM551481								
	110366	04/09/25		492808	T	11/12/25	60031030 42064	PARTS	-42.96
	INVOICE: CM535288								
	110376	04/16/25		492808	T	11/12/25	60031030 42064	PARTS	-42.43
	INVOICE: CM535295								
	110379	04/09/25		492808	T	11/12/25	60031030 42064	PARTS	-74.12
	INVOICE: CM535401								
	110398	03/05/25		492808	T	11/12/25	60031030 42064	PARTS	-40.62
	INVOICE: CM528997								
	110430	04/03/25		492808	T	11/12/25	60031030 42064	PARTS	-276.25
	INVOICE: CM534484								
	110431	04/18/25		492808	T	11/12/25	60031030 42064	PARTS	-69.37
	INVOICE: CM533463								
	110433	04/18/25		492808	T	11/12/25	60031030 42064	PARTS	-455.17
	INVOICE: CM528515								
	110438	06/11/25		492808	T	11/12/25	60031030 42064	PARTS	-41.77
	INVOICE: CM544324								
	110440	04/18/25		492808	T	11/12/25	60031030 42064	PARTS	-7.87
	INVOICE: CM535705								
	110442	03/06/25		492808	T	11/12/25	60031030 42064	PARTS	-304.29
	INVOICE: CM530675								
	111439	09/08/25		492808	T	11/12/25	60031030 42064	PARTS	-35.15
	INVOICE: CM551152								

PAID INVOICES REPORT

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TO FISCAL 2025/05 07/01/2024 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111440	09/04/25		492808	T	11/12/25	60031030 42064	PARTS	-552.50
	INVOICE: CM551980								
	111444	08/13/25		492808	T	11/12/25	60031030 42064	PARTS	-39.12
	INVOICE: CM552588								
	111449	08/22/25		492808	T	11/12/25	60031030 42064	PARTS	-1,076.71
	INVOICE: CM553923								
	111452	05/08/25		492808	T	11/12/25	60031030 42064	PARTS	-169.72
	INVOICE: CM536504								
	111473	09/16/25	2973	492808	T	11/12/25	60031030 42064	PARTS	1,587.08
	INVOICE: 529373								
	111477	09/30/25	2973	492808	T	11/12/25	60031030 42064	PARTS	1,585.21
	INVOICE: 528303								
	111478	05/20/25	2973	492808	T	11/12/25	60031030 42064	PARTS	2,131.47
	INVOICE: 541193								
	111480	05/13/25	2973	492808	T	11/12/25	60031030 42064	PARTS	1,193.23
	INVOICE: 540176								
	111481	07/10/25	2973	492808	T	11/12/25	60031030 42064	PARTS	210.00
	INVOICE: 527514								
	111483	07/11/25	2973	492808	T	11/12/25	60031030 42064	PARTS	140.00
	INVOICE: 528247								
	111485	07/31/25	2973	492808	T	11/12/25	60031030 42064	PARTS	2,911.34
	INVOICE: 528575								
	111486	09/26/25	2973	492808	T	11/12/25	60031030 42064	PARTS	70.20
	INVOICE: 558599								
	111488	09/02/25	2973	492808	T	11/12/25	60031030 42064	PARTS	1,101.84
	INVOICE: 555269								
	111489	09/02/25	2973	492808	T	11/12/25	60031030 42064	PARTS	3,794.75
	INVOICE: 555360								
	111490	09/04/25	2973	492808	T	11/12/25	60031030 42064	PARTS	1,613.48
	INVOICE: 555574								
	111491	09/08/25	2973	492808	T	11/12/25	60031030 42064	PARTS	4,579.25
	INVOICE: 528896								
	111492	09/09/25	2973	492808	T	11/12/25	60031030 42064	PARTS	761.01
	INVOICE: 556164								
	111493	09/09/25	2973	492808	T	11/12/25	60031030 42064	PARTS	140.42
	INVOICE: 555990								
	111494	09/09/25	2973	492808	T	11/12/25	60031030 42064	PARTS	440.70
	INVOICE: 556110								
	111495	09/10/25	2973	492808	T	11/12/25	60031030 42064	PARTS	50.72
	INVOICE: 556295								
	111496	09/16/25	2973	492808	T	11/12/25	60031030 42064	PARTS	805.15
	INVOICE: 557064								
	111497	09/16/25	2973	492808	T	11/12/25	60031030 42064	PARTS	45.08
	INVOICE: 557040								
	111498	09/17/25	2973	492808	T	11/12/25	60031030 42064	PARTS	20.70
	INVOICE: 557262								
	111499	09/17/25	2973	492808	T	11/12/25	60031030 42064	PARTS	20.55
	INVOICE: 557043								
	111500	09/17/25	2973	492808	T	11/12/25	60031030 42064	PARTS	426.18
	INVOICE: 557190								
	111501	09/18/25	2973	492808	T	11/12/25	60031030 42064	PARTS	579.84

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TO FISCAL 2025/05 07/01/2024 TO 06/30/2029

VENDOR	NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE:	557429								
111502		09/18/25	2973	492808	T	11/12/25	60031030 42064	PARTS		118.30
	INVOICE:	557460								
111503		09/18/25	2973	492808	T	11/12/25	60031030 42064	PARTS		180.71
	INVOICE:	557453								
111505		09/18/25	2973	492808	T	11/12/25	60031030 42064	PARTS		298.54
	INVOICE:	529260								
111506		09/22/25	2973	492808	T	11/12/25	60031030 42064	PARTS		1,551.42
	INVOICE:	557857								
111507		09/22/25	2973	492808	T	11/12/25	60031030 42064	PARTS		120.91
	INVOICE:	557815								
111508		09/23/25	2973	492808	T	11/12/25	60031030 42064	PARTS		22.14
	INVOICE:	558004								
111509		09/25/25	2973	492808	T	11/12/25	60031030 42064	PARTS		133.78
	INVOICE:	558370								
111510		09/26/25	2973	492808	T	11/12/25	60031030 42064	PARTS		18.56
	INVOICE:	558594								
111511		09/26/25	2973	492808	T	11/12/25	60031030 42064	PARTS		304.92
	INVOICE:	558569								
111512		09/29/25	2973	492808	T	11/12/25	60031030 42064	PARTS		6.95
	INVOICE:	558807								
111513		09/29/25	2973	492808	T	11/12/25	60031030 42064	PARTS		207.85
	INVOICE:	558758								
111514		09/29/25	2973	492808	T	11/12/25	60031030 42064	PARTS		468.54
	INVOICE:	558750								
111515		09/30/25	2973	492808	T	11/12/25	60031030 42064	PARTS		222.50
	INVOICE:	559108								
111516		04/18/25	2973	492808	T	11/12/25	60031030 42064	PARTS		5,211.18
	INVOICE:	536712								
VENDOR TOTALS			1,172,954.55	YTD INVOICED			2,008,586.48	YTD PAID		29,792.33
123302	SOUTHERN TIRE MART, LLC									
	111627	10/22/25		492809	T	11/12/25	60031030 42554	TIRES		290.71
	INVOICE:	7100051949								
	111895	10/28/25		492809	T	11/12/25	60031030 42554	TIRES		100.00
	INVOICE:	710052413								
	111897	10/28/25		492809	T	11/12/25	60031030 42554	TIRES		544.87
	INVOICE:	7100052327								
VENDOR TOTALS			.00	YTD INVOICED			32,664.67	YTD PAID		935.58
98746	STATE OF CALIFORNIA, DEPT OF JUSTICE									
	111737	10/06/25		492703	P	11/12/25	10017010 45054	TESTING EXPENSE		450.00
	INVOICE:	848478								
VENDOR TOTALS			711.00	YTD INVOICED			6,090.00	YTD PAID		450.00
122477	STELLA GRAFX DESIGN & PRINTING									
	111819	10/17/25		492810	T	11/12/25	10061020 41514	OPERATING SUPPLIES		137.81
	INVOICE:	7909								

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TO FISCAL 2025/05 07/01/2024 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111822	09/30/25		492810	T	11/12/25	10061070 41514	OPERATING SUPPLIES	275.63
	INVOICE: 7887								
	VENDOR TOTALS		386.98	YTD INVOICED			3,975.94	YTD PAID	413.44
107314	STEPHAN T HONDA MD, INC								
	111428	10/08/25		492811	T	11/12/25	10002220 40724	MEDICAL & AMBULANCE	1,443.00
	INVOICE: 00188491								
	VENDOR TOTALS		7,124.57	YTD INVOICED			26,255.45	YTD PAID	1,443.00
124378	SUOMIE, PRESLEY								
	111415	10/16/25		492812	T	11/12/25	10042010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: QTR 3								
	VENDOR TOTALS		.00	YTD INVOICED			400.00	YTD PAID	50.00
124555	TAB PRODUCTS CO. LLC.								
	111425	09/29/25		492813	T	11/12/25	10021010 41514	OPERATING SUPPLIES	1,331.97
	INVOICE: INV000072355								
	VENDOR TOTALS		.00	YTD INVOICED			1,331.97	YTD PAID	1,331.97
123130	TELEHEALTH VAN LLC								
	111433	10/15/25	2910	492814	T	11/12/25	10110040 48724	MENTAL HEALTH & WELLNESS	8,448.00
	INVOICE: 1105								
	VENDOR TOTALS		168,960.00	YTD INVOICED			427,008.00	YTD PAID	8,448.00
122858	THE LOVEJOY FOUNDATION								
	111426	10/15/25	2927	492815	T	11/12/25	10001230 40514	CONTRACT SERVICES	16,000.00
	INVOICE: COH011012025								
	VENDOR TOTALS		80,000.00	YTD INVOICED			256,000.00	YTD PAID	16,000.00
112363	THE STANDARD INSURANCE COMPANY, ATTN: EMPLOYEE BE								
	111807	10/15/25		492816	T	11/12/25	990 20900	INSURANCE BENEFITS	2,578.13
	INVOICE: 11/1/2025_DIV1								
	VENDOR TOTALS		12,711.89	YTD INVOICED			43,745.66	YTD PAID	2,578.13
115132	THE STANDARD INSURANCE CO.								
	111808	10/15/25		492817	T	11/12/25	990 20900	INSURANCE BENEFITS	2,237.65
	INVOICE: 11/1/2025_DIV2								
	VENDOR TOTALS		11,378.75	YTD INVOICED			39,549.85	YTD PAID	2,237.65
118571	THE STANLEY LOUIS COMPANY								
	111769	10/27/25	2951	492818	T	11/12/25	50410060 40514	CONTRACT SERVICES	6,563.52
	INVOICE: 252880								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			3,031.95	YTD INVOICED			29,329.23	YTD PAID	6,563.52
113121 TOTAL ADMINISTRATION SVCS CORP									
111875	10/28/25			492704	P	11/12/25	10017010 40514	CONTRACT SERVICES	362.66
INVOICE: IN3586457									
VENDOR TOTALS			35,554.87	YTD INVOICED			131,821.89	YTD PAID	362.66
123415 TRIPEPI, SMITH AND ASSOCIATES, INC.									
110580	09/15/25	2914		492819	T	11/12/25	10011500 40514	CONTRACT SERVICES	90.00
INVOICE: 15800									
110609	10/15/25	2914		492819	T	11/12/25	10011500 40514	CONTRACT SERVICES	3,300.00
INVOICE: 15780									
VENDOR TOTALS			20,585.89	YTD INVOICED			77,799.39	YTD PAID	3,390.00
123793 TRUJILLO, JULISSA									
110565	09/09/25			492820	T	11/12/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	399.00
INVOICE: EDUC. C PIE366									
VENDOR TOTALS			412.19	YTD INVOICED			973.22	YTD PAID	399.00
112885 ULINE SHIPPING SUPPLY									
111598	10/08/25			492821	T	11/12/25	10061120 41514	OPERATING SUPPLIES	4,297.87
INVOICE: 199018271									
VENDOR TOTALS			3,611.14	YTD INVOICED			29,928.82	YTD PAID	4,297.87
124603 VALENCIA, YANAN									
111469	08/28/25			492705	P	11/12/25	10000109 51928	YOUTH SPORTS	72.00
INVOICE: REFUND 08/28/25									
VENDOR TOTALS			.00	YTD INVOICED			72.00	YTD PAID	72.00
124228 LOS ANGELES TRUCK CENTERS, LLC.									
111887	10/15/25			492822	T	11/12/25	60031030 42064	PARTS	1,124.95
INVOICE: RA220042482-01									
VENDOR TOTALS			.00	YTD INVOICED			2,575.74	YTD PAID	1,124.95
124234 VERITONE, INC.									
111762	10/07/25	3091		492823	T	11/12/25	10021010 40514	CONTRACT SERVICES	9,400.00
INVOICE: 1022348									
VENDOR TOTALS			9,400.00	YTD INVOICED			18,800.00	YTD PAID	9,400.00
124604 VILLALTA, CRISTINA									
111474	09/22/25			492706	P	11/12/25	10000109 51928	YOUTH SPORTS	72.00
INVOICE: REFUND 09/22/25									
111476	09/22/25			492706	P	11/12/25	10000109 51928	YOUTH SPORTS	72.00

PAID INVOICES REPORT

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TO FISCAL 2025/05 07/01/2024 TO 06/30/2029

VENDOR	NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
INVOICE: REFUND 09/22/25											
VENDOR TOTALS				.00	YTD INVOICED			144.00	YTD PAID	144.00	
95851	VISION SERVICE PLAN - (CA)										
	111804	10/19/25		492824	T	11/12/25	990	20900	INSURANCE BENEFITS	138.88	
	INVOICE: 823898001										
	111805	10/19/25		492824	T	11/12/25	990	20900	INSURANCE BENEFITS	2,356.80	
	INVOICE: 823893702										
	111806	10/19/25		492824	T	11/12/25	990	20900	INSURANCE BENEFITS	1,904.64	
	INVOICE: 823893697										
VENDOR TOTALS			23,412.49	YTD INVOICED				76,458.08	YTD PAID	4,400.32	
106043	VISTA PAINT CORPORATION										
	111740	07/02/25		492825	T	11/12/25	10061050	42024	BUILDING MAINTENANCE	371.66	
	INVOICE: 2025-995027-00										
	111741	06/26/25		492825	T	11/12/25	10061050	42024	BUILDING MAINTENANCE	371.66	
	INVOICE: 2025-986733-00										
	111742	08/19/25		492825	T	11/12/25	10061090	42024	BUILDING MAINTENANCE	348.84	
	INVOICE: 2025-059559-00										
VENDOR TOTALS			9,516.73	YTD INVOICED				32,523.88	YTD PAID	1,092.16	
118487	VU, THE PAUL										
	111792	10/27/25		492826	T	11/12/25	10001224	45184	TRAINING	349.60	
	INVOICE: 101810212025										
VENDOR TOTALS			1,240.14	YTD INVOICED				5,008.38	YTD PAID	349.60	
110730	WALKER, JOYCELYN										
	111793	09/23/25		492827	T	11/12/25	10021010	45584	HEALTH AND WELLNESS	80.00	
	INVOICE: REIMB. 8/29/25										
	111794	09/29/25		492827	T	11/12/25	10021010	45584	HEALTH AND WELLNESS	120.00	
	INVOICE: REIMB. 9/26/25										
VENDOR TOTALS			1,756.38	YTD INVOICED				4,307.48	YTD PAID	200.00	
122925	YASER KHOUJA										
	111438	10/17/25	2992	492828	T	11/12/25	10001222	40644	PUBLIC SAFETY INFO SRVCE	6,240.00	
	INVOICE: 0035										
	111774	10/17/25	2992	492828	T	11/12/25	10001222	40644	PUBLIC SAFETY INFO SRVCE	6,080.00	
	INVOICE: 0034										
VENDOR TOTALS			.00	YTD INVOICED				32,560.00	YTD PAID	12,320.00	
										REPORT TOTALS	1,561,497.79
										COUNT	AMOUNT

PAID INVOICES REPORT

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VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION

TOTAL PRINTED CHECKS	16	15,043.50
TOTAL EFT TRANSFERS	122	1,546,454.29

** END OF REPORT - Generated by Shunte11 Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF NOVEMBER 12, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Housing Authority Warrants for your approval:

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
11/1/25	79726	80052	HOUSING	967,235.20
11/1/25	80053	80070	HOUSING	58,067.29
11/12/25	80071	80071	HOUSING	89.13
* Emergency Issue - for ratification only				<u>1,025,391.62</u>

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

City Treasurer

City Clerk

PAID INVOICES REPORT

CHECK: H110125

TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123883	11430 CEDAR AVE APARTMENTS LLC								
	111287	11/01/25		79726	T	11/01/25	81544100 45904	HOUSING VOUCHER	942.00
	INVOICE: 10780								
	VENDOR TOTALS		4,710.00	YTD INVOICED			17,550.00	YTD PAID	942.00
123039	11725 YORK, LLC								
	110643	11/01/25		79727	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,947.00
	INVOICE: 8596								
	VENDOR TOTALS		9,675.00	YTD INVOICED			31,578.00	YTD PAID	1,947.00
123247	11841 GALE CROSS LLC								
	111139	11/01/25		79728	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,021.00
	INVOICE: 9136								
	VENDOR TOTALS		4,677.00	YTD INVOICED			15,261.00	YTD PAID	1,021.00
122747	12304 GREVILLEA LLC.								
	111265	11/01/25		79729	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,116.00
	INVOICE: 10622								
	VENDOR TOTALS		11,799.00	YTD INVOICED			51,770.00	YTD PAID	2,116.00
121806	12915 ROSELLE AVENUE, LLC.								
	111140	11/01/25		79730	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10438								
	111141	11/01/25		79730	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10561								
	111142	11/01/25		79730	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
	INVOICE: 10743								
	VENDOR TOTALS		25,107.00	YTD INVOICED			83,017.00	YTD PAID	5,044.00
123702	13526 KORNBLUM LLC								
	111243	11/01/25		79731	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 10016								
	111245	11/01/25		79731	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,293.00
	INVOICE: 10083								
	111252	11/01/25		79731	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 10266								
	111260	11/01/25		79731	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,103.00
	INVOICE: 10532								
	111314	11/01/25		79731	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,111.00
	INVOICE: 8319								
	111324	11/01/25		79731	T	11/01/25	81544100 45904	HOUSING VOUCHER	939.00
	INVOICE: 9155								
	VENDOR TOTALS		37,004.00	YTD INVOICED			122,748.00	YTD PAID	7,199.00
123706	13533 LEMOLI LLC								

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TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111251	11/01/25		79732	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,087.00
	INVOICE: 10227								
	111267	11/01/25		79732	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,590.00
	INVOICE: 10679								
VENDOR TOTALS			13,385.00	YTD INVOICED			47,489.00	YTD PAID	2,677.00
123705	13600 CHADRON LLC								
	111247	11/01/25		79733	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,359.00
	INVOICE: 10125								
	111256	11/01/25		79733	T	11/01/25	81544100 45904	HOUSING VOUCHER	640.00
	INVOICE: 10319								
	111262	11/01/25		79733	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,472.00
	INVOICE: 10582								
	111266	11/01/25		79733	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,675.00
	INVOICE: 10644								
	111304	11/01/25		79733	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,232.00
	INVOICE: 10874								
	111319	11/01/25		79733	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 8794								
	111328	11/01/25		79733	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,449.00
	INVOICE: 9561								
VENDOR TOTALS			43,850.00	YTD INVOICED			162,221.00	YTD PAID	9,213.00
123462	13601 KORNBUM AVENUE LLC								
	111143	11/01/25		79734	T	11/01/25	81544100 45904	HOUSING VOUCHER	502.00
	INVOICE: 10130								
	111144	11/01/25		79734	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,338.00
	INVOICE: 10250								
	111145	11/01/25		79734	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,457.00
	INVOICE: 10604								
	111146	11/01/25		79734	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 8270								
	111147	11/01/25		79734	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,407.00
	INVOICE: 9723								
	111148	11/01/25		79734	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 9842								
VENDOR TOTALS			38,154.00	YTD INVOICED			144,456.00	YTD PAID	7,618.00
105745	13615 CERISE AVENUE L.P.								
	110644	11/01/25		79735	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,799.00
	INVOICE: 10405								
	110645	11/01/25		79735	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,756.00
	INVOICE: 10588								
	110646	11/01/25		79735	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,915.00
	INVOICE: 10595								
	110647	11/01/25		79735	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,462.00
	INVOICE: 10678								
	110648	11/01/25		79735	T	11/01/25	81544100 45904	HOUSING VOUCHER	995.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 8010									
VENDOR TOTALS		40,942.00 YTD INVOICED		147,639.00 YTD PAID		7,927.00			
120429	13802 CERISE AVE LLC.	11/01/25		79736	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,581.00
	110649	11/01/25		79736	T	11/01/25	81544100 45904	HOUSING VOUCHER	915.00
	INVOICE: 10108								
	110650	11/01/25		79736	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,262.00
	INVOICE: 10219								
	110651	11/01/25		79736	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,262.00
	INVOICE: 9855								
VENDOR TOTALS		20,112.00 YTD INVOICED		80,740.00 YTD PAID		3,758.00			
123716	13921 YUKON AVE	11/01/25		79737	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,398.00
	111274	11/01/25		79737	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,729.00
	INVOICE: 10713								
	111281	11/01/25		79737	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,729.00
	INVOICE: 10759								
VENDOR TOTALS		18,262.00 YTD INVOICED		35,113.00 YTD PAID		3,127.00			
101895	139TH STREET ASSOCIATES	11/01/25		79738	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,696.00
	110652	11/01/25							
	INVOICE: 7024								
VENDOR TOTALS		8,396.00 YTD INVOICED		27,432.00 YTD PAID		1,696.00			
117074	2300 W. EL SEGUNDO LP	11/01/25		79739	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,076.00
	111149	11/01/25		79739	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,137.00
	INVOICE: 10572								
	111150	11/01/25		79739	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,494.00
	INVOICE: 10585								
	111151	11/01/25		79739	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,061.00
	INVOICE: 10597								
	111152	11/01/25		79739	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,061.00
	INVOICE: 10783								
VENDOR TOTALS		29,032.00 YTD INVOICED		94,676.00 YTD PAID		5,768.00			
122702	3 PEACOCKS LP.	11/01/25		79740	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,461.00
	110653	11/01/25		79740	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,790.00
	INVOICE: 10617								
	110654	11/01/25		79740	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,790.00
	INVOICE: 9389								
VENDOR TOTALS		16,000.00 YTD INVOICED		50,659.00 YTD PAID		3,251.00			
121121	360PARTNERSHIP LP	11/01/25		79741	T	11/01/25	81544100 45904	HOUSING VOUCHER	888.00
	110655	11/01/25							
	INVOICE: 10343								

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VENDOR TOTALS			4,440.00 YTD INVOICED				13,888.00 YTD PAID		888.00
121007	4037 W 142ND STREET PROPERTY, INC.								
	111155	11/01/25		79742	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,889.00
	INVOICE: 10782								
VENDOR TOTALS			9,445.00 YTD INVOICED				31,929.00 YTD PAID		1,889.00
105695	4431 W. 118TH ST. LLC								
	110656	11/01/25		79743	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,114.00
	INVOICE: 10220								
	110657	11/01/25		79743	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE: 10326								
	110658	11/01/25		79743	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,204.00
	INVOICE: 10393								
	110659	11/01/25		79743	T	11/01/25	81544100 45904	HOUSING VOUCHER	948.00
	INVOICE: 10440								
	110660	11/01/25		79743	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,396.00
	INVOICE: 10598								
	110661	11/01/25		79743	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 8324								
	110662	11/01/25		79743	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,584.00
	INVOICE: 8887								
	110663	11/01/25		79743	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,083.00
	INVOICE: 9425								
VENDOR TOTALS			48,473.00 YTD INVOICED				167,010.00 YTD PAID		9,807.00
124512	4436 137TH ST. LLC.								
	110732	11/01/25		79744	T	11/01/25	83440010 45904	HOUSING VOUCHER	781.00
	INVOICE: 10693								
VENDOR TOTALS			3,905.00 YTD INVOICED				3,905.00 YTD PAID		781.00
123978	ABOLGHASSEM, ALI								
	111317	11/01/25		79745	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,119.00
	INVOICE: 8522								
VENDOR TOTALS			12,495.00 YTD INVOICED				39,924.00 YTD PAID		2,119.00
121510	AC. MAZZEO LLC.								
	110664	11/01/25		79746	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,394.00
	INVOICE: 9525								
VENDOR TOTALS			6,970.00 YTD INVOICED				22,066.00 YTD PAID		1,394.00
110532	ACCESS COMMUNITY HOUSING								
	110665	11/01/25		79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,278.00
	INVOICE: 10003								
	110666	11/01/25		79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,323.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	10170								
110667	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,133.00
INVOICE:	10202								
110668	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	635.00
INVOICE:	10316								
110669	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,720.00
INVOICE:	10333								
110670	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,562.00
INVOICE:	10384								
110671	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,470.00
INVOICE:	10409								
110672	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,746.00
INVOICE:	10457								
110673	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,351.00
INVOICE:	10472								
110674	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,324.00
INVOICE:	10525								
110675	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,252.00
INVOICE:	10662								
110676	11/01/25			79747	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,900.00
INVOICE:	10677								
110677	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,998.00
INVOICE:	4304								
110678	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,464.00
INVOICE:	4387								
110679	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,532.00
INVOICE:	6073								
110680	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,329.00
INVOICE:	7057								
110681	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,433.00
INVOICE:	8827								
110682	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	507.00
INVOICE:	9343								
110683	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	581.00
INVOICE:	9422								
110684	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,798.00
INVOICE:	9438								
110685	11/01/25			79747	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,277.00
INVOICE:	9736								
VENDOR TOTALS			132,777.00	YTD INVOICED			488,822.00	YTD PAID	29,613.00
123224	ACHATZ, RICHARD								
111269	11/01/25			79748	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,408.00
INVOICE:	10688								
111270	11/01/25			79748	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,503.00
INVOICE:	10690								
VENDOR TOTALS			14,555.00	YTD INVOICED			50,809.00	YTD PAID	2,911.00
121196	AESM, L.P.								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	110686	11/01/25		79749	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,690.00
	INVOICE: 10573								
	110687	11/01/25		79749	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 7043								
	110688	11/01/25		79749	T	11/01/25	81544100 45904	HOUSING VOUCHER	842.00
	INVOICE: 9902								
VENDOR TOTALS			17,348.00	YTD INVOICED			55,932.00	YTD PAID	3,544.00
121406	AGRA ASSET MGMT., L.P.								
	111157	11/01/25		79750	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 10827								
	111158	11/01/25		79750	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,203.00
	INVOICE: 10849								
VENDOR TOTALS			14,765.00	YTD INVOICED			32,821.00	YTD PAID	2,953.00
124387	AJIE, IJEOMA								
	110689	11/01/25		79751	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,304.00
	INVOICE: 10240								
VENDOR TOTALS			11,705.00	YTD INVOICED			16,343.00	YTD PAID	2,304.00
122546	AJITO, EMI								
	110690	11/01/25		79752	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,384.00
	INVOICE: 9760								
VENDOR TOTALS			11,920.00	YTD INVOICED			68,067.00	YTD PAID	2,384.00
123266	AMERICAN NATIONAL REAL ESTATE								
	111159	11/01/25		79753	T	11/01/25	81544100 45904	HOUSING VOUCHER	833.00
	INVOICE: 10111								
	111160	11/01/25		79753	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,524.00
	INVOICE: 10524								
	111161	11/01/25		79753	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,307.00
	INVOICE: 10777								
	111162	11/01/25		79753	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,359.00
	INVOICE: 8674								
	111163	11/01/25		79753	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,140.00
	INVOICE: 9344								
	111164	11/01/25		79753	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,147.00
	INVOICE: 9593								
	111165	11/01/25		79753	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,400.00
	INVOICE: 9976								
VENDOR TOTALS			40,765.00	YTD INVOICED			149,244.00	YTD PAID	8,710.00
117676	AMINI, MORTEZA								
	110693	11/01/25		79754	T	11/01/25	81544100 45904	HOUSING VOUCHER	642.00
	INVOICE: 10649								
	110694	11/01/25		79754	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,320.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10840								
	110695	11/01/25		79754	T	11/01/25	81544100 45904	HOUSING VOUCHER	648.00
	INVOICE: 7035								
VENDOR TOTALS			17,992.00	YTD INVOICED			56,497.00	YTD PAID	3,610.00
124097 AMS PROPERTIES									
	111308	11/01/25		79755	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,044.00
	INVOICE: 4200								
VENDOR TOTALS			4,829.00	YTD INVOICED			15,246.00	YTD PAID	1,044.00
97386 ANASTASI CONSTRUCTION COMPANY, INC.									
	110696	11/01/25		79756	T	11/01/25	81544100 45904	HOUSING VOUCHER	876.00
	INVOICE: 10026								
	110697	11/01/25		79756	T	11/01/25	81544100 45904	HOUSING VOUCHER	299.00
	INVOICE: 10161								
	110698	11/01/25		79756	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 10185								
	110699	11/01/25		79756	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10653								
	110700	11/01/25		79756	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,688.00
	INVOICE: 10848								
	110701	11/01/25		79756	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 8615								
	110702	11/01/25		79756	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,263.00
	INVOICE: 8743								
	110703	11/01/25		79756	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,244.00
	INVOICE: 8914								
	110704	11/01/25		79756	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,169.00
	INVOICE: 9245								
VENDOR TOTALS			53,006.00	YTD INVOICED			171,213.00	YTD PAID	10,613.00
105935 ANDELIN, EVELYN									
	110705	11/01/25		79757	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10091								
	110706	11/01/25		79757	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,623.00
	INVOICE: 10142								
	110707	11/01/25		79757	T	11/01/25	83440010 45904	HOUSING VOUCHER	975.00
	INVOICE: 10699								
	110708	11/01/25		79757	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,607.00
	INVOICE: 4693								
	110709	11/01/25		79757	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 8954								
	110710	11/01/25		79757	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,645.00
	INVOICE: 9151								
	110711	11/01/25		79757	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,198.00
	INVOICE: 9508								
	111363	08/01/25		79757	T	11/01/25	81544100 45904	HOUSING VOUCHER	-1,591.00
	INVOICE: 7059-D								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111364	09/01/25		79757	T	11/01/25	81544100 45904	HOUSING VOUCHER	-1,591.00
	INVOICE: 7059-D								
	VENDOR TOTALS		56,687.00	YTD INVOICED			212,792.00	YTD PAID	8,168.00
105854	ANDELIN, RICHARD								
	110938	11/01/25		79758	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,535.00
	INVOICE: 9713								
	VENDOR TOTALS		7,675.00	YTD INVOICED			25,647.00	YTD PAID	1,535.00
114626	ARANA SR., EDUARDO								
	110853	11/01/25		79759	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,124.00
	INVOICE: 6061								
	VENDOR TOTALS		2,248.00	YTD INVOICED			6,939.00	YTD PAID	1,124.00
121043	BARNES, GINA R.								
	110714	11/01/25		79760	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10328								
	VENDOR TOTALS		7,957.00	YTD INVOICED			25,830.00	YTD PAID	1,648.00
120507	BARSOUM, MAKARIOS								
	110950	11/01/25		79761	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,100.00
	INVOICE: 10485								
	110951	11/01/25		79761	T	11/01/25	81544100 45904	HOUSING VOUCHER	924.00
	INVOICE: 8504								
	VENDOR TOTALS		11,155.00	YTD INVOICED			32,726.00	YTD PAID	2,024.00
117697	BASKARON, EDWARD								
	110854	11/01/25		79762	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,095.00
	INVOICE: 8910								
	VENDOR TOTALS		6,213.00	YTD INVOICED			15,057.00	YTD PAID	1,095.00
123463	BEACH FRONT CLASSIC, LLC.								
	111156	11/01/25		79763	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10733								
	VENDOR TOTALS		6,919.00	YTD INVOICED			23,247.00	YTD PAID	1,391.00
115666	BENJAMIN, GEORGE								
	110879	11/01/25		79764	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,707.00
	INVOICE: 10210								
	VENDOR TOTALS		8,257.00	YTD INVOICED			24,685.00	YTD PAID	1,707.00
101241	BENNETT, MARY E.								
	110715	11/01/25		79765	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,770.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10490								
	110716	11/01/25		79765	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,004.00
	INVOICE: 10517								
	110717	11/01/25		79765	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,808.00
	INVOICE: 10727								
	VENDOR TOTALS		25,458.00	YTD INVOICED			108,577.00	YTD PAID	6,582.00
124121	BENTON, BENNIE								
	111290	11/01/25		79766	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,574.00
	INVOICE: 10798								
	VENDOR TOTALS		7,881.00	YTD INVOICED			25,316.00	YTD PAID	1,574.00
121941	BENTON, DARNICE R.								
	111168	11/01/25		79767	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,355.00
	INVOICE: 10474								
	VENDOR TOTALS		6,775.00	YTD INVOICED			22,983.00	YTD PAID	1,355.00
124115	BF PROPERTIES 1 LLC.								
	111291	11/01/25		79768	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 10802								
	VENDOR TOTALS		7,688.00	YTD INVOICED			22,998.00	YTD PAID	1,542.00
121741	BH INVESTMENT GROUP LLC.								
	111169	11/01/25		79769	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,317.00
	INVOICE: 9754								
	VENDOR TOTALS		6,585.00	YTD INVOICED			19,839.00	YTD PAID	1,317.00
123208	BJ PROPERTY MANAGEMENT INC.								
	110718	11/01/25		79770	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,573.00
	INVOICE: 10723								
	VENDOR TOTALS		7,708.00	YTD INVOICED			24,752.00	YTD PAID	1,573.00
122728	BK HOLDINGS II LLLP								
	111170	11/01/25		79771	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,961.00
	INVOICE: 10776								
	111171	11/01/25		79771	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,467.00
	INVOICE: 9493								
	VENDOR TOTALS		18,096.00	YTD INVOICED			60,684.00	YTD PAID	3,428.00
121648	BLUE WATER ASSET MANAGEMENT, LP								
	110719	11/01/25		79772	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 10426								
	110720	11/01/25		79772	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,277.00
	INVOICE: 10442								

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	110721	11/01/25		79772	T	11/01/25	81544100 45904	HOUSING VOUCHER	703.00
	INVOICE: 10454								
	110722	11/01/25		79772	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,110.00
	INVOICE: 10471								
VENDOR TOTALS			21,703.00	YTD INVOICED			68,734.00	YTD PAID	4,252.00
123324	BOLL, ERIKA								
	111218	11/01/25		79773	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,873.00
	INVOICE: 10685								
VENDOR TOTALS			8,951.00	YTD INVOICED			29,733.00	YTD PAID	1,873.00
100388	BOLL, LARRY F.								
	110918	11/01/25		79774	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,276.00
	INVOICE: 2340								
VENDOR TOTALS			5,848.00	YTD INVOICED			19,531.00	YTD PAID	1,276.00
123938	BOLL, MICHAEL								
	111288	11/01/25		79775	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,034.00
	INVOICE: 10796								
VENDOR TOTALS			7,031.00	YTD INVOICED			18,455.00	YTD PAID	1,034.00
121069	BORGES, ARMANDO								
	110723	11/01/25		79776	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,492.00
	INVOICE: 9419								
VENDOR TOTALS			7,460.00	YTD INVOICED			23,928.00	YTD PAID	1,492.00
108539	BOTACH MANAGEMENT LLC								
	110724	11/01/25		79777	T	11/01/25	81544100 45904	HOUSING VOUCHER	912.00
	INVOICE: 10626								
	110725	11/01/25		79777	T	11/01/25	81544100 45904	HOUSING VOUCHER	987.00
	INVOICE: 10660								
VENDOR TOTALS			9,431.00	YTD INVOICED			34,899.00	YTD PAID	1,899.00
121731	BRADLEY, ROBERT								
	110726	11/01/25		79778	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,842.00
	INVOICE: 10458								
	110727	11/01/25		79778	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,643.00
	INVOICE: 10790								
VENDOR TOTALS			17,361.00	YTD INVOICED			52,594.00	YTD PAID	3,485.00
124120	BRIGGS, ALICE								
	111121	11/01/25		79779	T	11/01/25	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10023								

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VENDOR TOTALS			75.00	YTD INVOICED			177.00	YTD PAID	15.00
101545 BROWN JR, FLOYD	110863	11/01/25		79780	T	11/01/25	81544100 45904	HOUSING VOUCHER	302.00
INVOICE: 3385									
VENDOR TOTALS			1,510.00	YTD INVOICED			10,104.00	YTD PAID	302.00
120727 BTS, LLP	110728	11/01/25		79781	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,843.00
INVOICE: 10674									
110729	11/01/25			79781	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,428.00
INVOICE: 10737									
VENDOR TOTALS			12,901.00	YTD INVOICED			59,233.00	YTD PAID	3,271.00
122011 BURKE, SUSAN	110730	11/01/25		79782	T	11/01/25	81544100 45904	HOUSING VOUCHER	727.00
INVOICE: 9977									
VENDOR TOTALS			3,617.00	YTD INVOICED			12,296.00	YTD PAID	727.00
103810 BURNETT, DONALD OR DEBORAH	110731	11/01/25		79783	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
INVOICE: 6046									
VENDOR TOTALS			6,437.00	YTD INVOICED			20,567.00	YTD PAID	1,314.00
122911 BYRNE, MICHAEL L.	111244	11/01/25		79784	T	11/01/25	81544100 45904	HOUSING VOUCHER	401.00
INVOICE: 10063									
VENDOR TOTALS			2,605.00	YTD INVOICED			10,967.00	YTD PAID	401.00
119295 CABEZAS, KELLY EUGENE	110733	11/01/25		79785	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,800.00
INVOICE: 10023									
VENDOR TOTALS			9,000.00	YTD INVOICED			28,314.00	YTD PAID	1,800.00
123889 CADMAN GROUP	111271	11/01/25		79786	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,015.00
INVOICE: 10694									
VENDOR TOTALS			5,075.00	YTD INVOICED			15,435.00	YTD PAID	1,015.00
117199 CALDERON, RICARDO	110734	11/01/25		79787	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,187.00
INVOICE: 10020									

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VENDOR TOTALS			5,935.00 YTD INVOICED				22,051.00 YTD PAID		1,187.00
110721	CAMINO, CRISTINA								
	111173	11/01/25		79788	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,089.00
	INVOICE: 9099								
VENDOR TOTALS			5,445.00 YTD INVOICED				22,200.00 YTD PAID		1,089.00
121902	CANOES, LLC.								
	110735	11/01/25		79789	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,503.00
	INVOICE: 8543								
	110736	11/01/25		79789	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,641.00
	INVOICE: 9280								
VENDOR TOTALS			15,720.00 YTD INVOICED				51,650.00 YTD PAID		3,144.00
100458	CARRANZA, PATSY JEAN								
	110737	11/01/25		79790	T	11/01/25	83440010 45904	HOUSING VOUCHER	2,223.00
	INVOICE: 10675								
VENDOR TOTALS			11,115.00 YTD INVOICED				35,734.00 YTD PAID		2,223.00
102354	CARTER, RONALD L.								
	111348	11/01/25		79791	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,628.00
	INVOICE: 10799								
VENDOR TOTALS			8,374.00 YTD INVOICED				28,856.00 YTD PAID		1,628.00
117665	CASILLAS, MIGUEL								
	110966	11/01/25		79792	T	11/01/25	81544100 45904	HOUSING VOUCHER	151.00
	INVOICE: 9846								
VENDOR TOTALS			755.00 YTD INVOICED				7,379.00 YTD PAID		151.00
121048	CERISE INVESTMENT CO., LLC.								
	110738	11/01/25		79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,717.00
	INVOICE: 10131								
	110739	11/01/25		79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,514.00
	INVOICE: 10149								
	110740	11/01/25		79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,398.00
	INVOICE: 10234								
	110741	11/01/25		79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 10262								
	110742	11/01/25		79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 10287								
	110743	11/01/25		79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,787.00
	INVOICE: 10290								
	110744	11/01/25		79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10322								
	110745	11/01/25		79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,752.00

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INVOICE:	10329								
110746	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	720.00
INVOICE:	10330								
110747	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,101.00
INVOICE:	10372								
110748	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,680.00
INVOICE:	10564								
110749	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	812.00
INVOICE:	10591								
110750	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,617.00
INVOICE:	10618								
110751	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,842.00
INVOICE:	10647								
110752	11/01/25			79793	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,267.00
INVOICE:	10845								
110753	11/01/25			79793	T	11/01/25	82044100 45904	HOUSING VOUCHER	162.00
INVOICE:	10862								
110754	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,453.00
INVOICE:	4892								
110755	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	520.00
INVOICE:	5031								
110756	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,586.00
INVOICE:	5060								
110757	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,716.00
INVOICE:	5099								
110758	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,546.00
INVOICE:	7095								
110759	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE:	8058								
110760	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	747.00
INVOICE:	8348								
110761	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,540.00
INVOICE:	8545								
110762	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,792.00
INVOICE:	8940								
110763	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	934.00
INVOICE:	9302								
110764	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	749.00
INVOICE:	9637								
110765	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE:	9642								
110766	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,656.00
INVOICE:	9650								
110767	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,147.00
INVOICE:	9848								
110768	11/01/25			79793	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,079.00
INVOICE:	9985								

VENDOR TOTALS

223,606.00 YTD INVOICED

769,679.00 YTD PAID

45,866.00

121492 CHADRON TERRACE, LLC.

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	110769	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 10128								
	110770	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,382.00
	INVOICE: 10226								
	110771	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,168.00
	INVOICE: 10230								
	110772	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	526.00
	INVOICE: 10280								
	110773	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,300.00
	INVOICE: 10310								
	110774	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,776.00
	INVOICE: 10423								
	110775	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,325.00
	INVOICE: 10446								
	110776	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	847.00
	INVOICE: 10499								
	110777	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	147.00
	INVOICE: 10500								
	110778	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,336.00
	INVOICE: 10506								
	110779	11/01/25		79794	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,300.00
	INVOICE: 10510								
	110780	11/01/25		79794	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,652.00
	INVOICE: 10513								
	110781	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,494.00
	INVOICE: 10518								
	110782	11/01/25		79794	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,526.00
	INVOICE: 10520								
	110783	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,295.00
	INVOICE: 10521								
	110784	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,738.00
	INVOICE: 10548								
	110785	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,200.00
	INVOICE: 10558								
	110786	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 10560								
	110787	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,135.00
	INVOICE: 10562								
	110788	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	169.00
	INVOICE: 10570								
	110789	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,785.00
	INVOICE: 10576								
	110790	11/01/25		79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,693.00
	INVOICE: 10578								
	110791	11/01/25		79794	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,764.00
	INVOICE: 10583								
	110792	11/01/25		79794	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,638.00
	INVOICE: 10601								
	110793	11/01/25		79794	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,517.00
	INVOICE: 10628								
	110794	11/01/25		79794	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,794.00

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INVOICE:	10638								
110795	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	709.00
INVOICE:	10646								
110796	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,754.00
INVOICE:	10841								
110797	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,840.00
INVOICE:	5019								
110798	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,836.00
INVOICE:	8599								
110799	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	36.00
INVOICE:	8759								
110800	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,149.00
INVOICE:	9545								
110801	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
INVOICE:	9564								
110802	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	435.00
INVOICE:	9608								
110803	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,451.00
INVOICE:	9619								
110804	11/01/25			79794	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,829.00
INVOICE:	9773								
VENDOR TOTALS			250,645.00	YTD INVOICED			857,915.00	YTD PAID	50,853.00
110283	CHATEAU SOMERA								
110805	11/01/25			79795	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,194.00
INVOICE:	10544								
110806	11/01/25			79795	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,133.00
INVOICE:	8715								
110807	11/01/25			79795	T	11/01/25	81544100 45904	HOUSING VOUCHER	946.00
INVOICE:	9447								
VENDOR TOTALS			16,191.00	YTD INVOICED			57,261.00	YTD PAID	3,273.00
122413	CHEN, TERRENCE								
110808	11/01/25			79796	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,181.00
INVOICE:	8773								
VENDOR TOTALS			10,905.00	YTD INVOICED			36,795.00	YTD PAID	2,181.00
120352	CHIB, UGRASEN S.								
110809	11/01/25			79797	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,222.00
INVOICE:	10211								
VENDOR TOTALS			5,806.00	YTD INVOICED			24,813.00	YTD PAID	1,222.00
107554	CHIKWENDU, KIERAN								
110912	11/01/25			79798	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,598.00
INVOICE:	10611								
110913	11/01/25			79798	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE:	4966								

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VENDOR	NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			21,260.00 YTD INVOICED			69,044.00 YTD PAID			4,252.00	
113024	CITY OF HAWTHORNE/REDEVELOP.									
	110811	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,107.00
	INVOICE:	10145								
	110812	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,022.00
	INVOICE:	10444								
	110813	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	783.00
	INVOICE:	10470								
	110814	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,576.00
	INVOICE:	10479								
	110815	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	769.00
	INVOICE:	10489								
	110816	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,298.00
	INVOICE:	10526								
	110817	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,370.00
	INVOICE:	9412								
	110818	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,428.00
	INVOICE:	9521								
	110819	11/01/25			79799	T	11/01/25	81544100 45904	HOUSING VOUCHER	582.00
	INVOICE:	9614								
VENDOR TOTALS			48,929.00 YTD INVOICED			186,967.00 YTD PAID			9,935.00	
103417	CITY OF INGLEWOOD									
	110632	11/01/25			79800	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE:	10285								
	110633	11/01/25			79800	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE:	10412								
	110634	11/01/25			79800	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE:	3518								
	110635	11/01/25			79800	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE:	8095								
	110820	11/01/25			79800	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,875.00
	INVOICE:	10285								
	110821	11/01/25			79800	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE:	10412								
	110822	11/01/25			79800	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	2,216.00
	INVOICE:	10448								
	110823	11/01/25			79800	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,658.00
	INVOICE:	3518								
	110824	11/01/25			79800	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,248.00
	INVOICE:	8095								
VENDOR TOTALS			21,959.39 YTD INVOICED			119,250.95 YTD PAID			8,436.91	
121876	CJW VENTURES, INC.									
	110825	11/01/25			79801	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,415.00
	INVOICE:	10461								

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VENDOR TOTALS			7,051.00 YTD INVOICED				32,007.00 YTD PAID		1,415.00
120953	COCKE, LAWRENCE AND DONNA								
	111332	11/01/25		79802	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,738.00
	INVOICE: 10103								
	111333	11/01/25		79802	T	11/01/25	81544100 45904	HOUSING VOUCHER	807.00
	INVOICE: 10831								
	111334	11/01/25		79802	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,481.00
	INVOICE: 9299								
VENDOR TOTALS			21,458.00 YTD INVOICED				43,119.00 YTD PAID		4,026.00
113465	COELLO, ENRIQUE								
	110858	11/01/25		79803	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 9021								
VENDOR TOTALS			6,318.00 YTD INVOICED				21,446.00 YTD PAID		1,268.00
122466	COLE, ANTHONY								
	110826	11/01/25		79804	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,335.00
	INVOICE: 10581								
VENDOR TOTALS			6,675.00 YTD INVOICED				22,665.00 YTD PAID		1,335.00
108869	COMPTON HOUSING AUTHORITY								
	110636	11/01/25		79805	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	104.84
	INVOICE: 10550								
	110827	11/01/25		79805	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,593.00
	INVOICE: 10550								
VENDOR TOTALS			8,508.64 YTD INVOICED				27,037.44 YTD PAID		1,697.84
120237	CORRALES, ANNA CHRISTINA								
	110828	11/01/25		79806	T	11/01/25	81544100 45904	HOUSING VOUCHER	291.00
	INVOICE: 4772								
VENDOR TOTALS			1,721.00 YTD INVOICED				8,451.00 YTD PAID		291.00
119168	COSTA, FRANCO								
	110829	11/01/25		79807	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,922.00
	INVOICE: 9234								
	110830	11/01/25		79807	T	11/01/25	81544100 45904	HOUSING VOUCHER	995.00
	INVOICE: 9286								
VENDOR TOTALS			10,172.00 YTD INVOICED				49,348.06 YTD PAID		2,917.00
102245	CRC MANAGEMENT INC.								
	111175	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,955.00
	INVOICE: 74								
	111176	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,601.00

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INVOICE:	10160								
111177	11/01/25			79808	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,162.00
INVOICE:	10164								
111178	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE:	10180								
111179	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,418.00
INVOICE:	10201								
111180	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,743.00
INVOICE:	10370								
111181	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,725.00
INVOICE:	10377								
111182	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,462.00
INVOICE:	10441								
111183	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE:	10623								
111184	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,690.00
INVOICE:	10652								
111185	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
INVOICE:	10661								
111186	11/01/25			79808	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,667.00
INVOICE:	10670								
111187	11/01/25			79808	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,242.00
INVOICE:	10673								
111188	11/01/25			79808	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,679.00
INVOICE:	10720								
111189	11/01/25			79808	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,980.00
INVOICE:	10785								
111190	11/01/25			79808	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,476.00
INVOICE:	10793								
111191	11/01/25			79808	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,647.00
INVOICE:	10801								
111192	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,124.00
INVOICE:	10823								
111193	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	554.00
INVOICE:	5052								
111194	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,581.00
INVOICE:	7007								
111195	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,370.00
INVOICE:	8325								
111196	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,607.00
INVOICE:	8328								
111197	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE:	8470								
111198	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,692.00
INVOICE:	8508								
111199	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,449.00
INVOICE:	8587								
111200	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,590.00
INVOICE:	8727								
111201	11/01/25			79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,512.00
INVOICE:	9143								

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	111202	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,431.00
	INVOICE: 9388								
	111203	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,552.00
	INVOICE: 9396								
	111204	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,521.00
	INVOICE: 9450								
	111205	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,209.00
	INVOICE: 9465								
	111206	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,687.00
	INVOICE: 9675								
	111207	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,546.00
	INVOICE: 9686								
	111208	11/01/25		79808	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,362.00
	INVOICE: 9789								
VENDOR TOTALS			257,660.00	YTD INVOICED			833,636.00	YTD PAID	51,690.00
113819	CRESCENT APTS, LLC.								
	110831	11/01/25		79809	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,052.00
	INVOICE: 9612								
VENDOR TOTALS			5,260.00	YTD INVOICED			18,064.00	YTD PAID	1,052.00
113818	CRESTMoor APTS, LLC.								
	110832	11/01/25		79810	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10451								
VENDOR TOTALS			6,955.00	YTD INVOICED			22,801.00	YTD PAID	1,391.00
99701	DALY, JOHN								
	111236	11/01/25		79811	T	11/01/25	81544100 45904	HOUSING VOUCHER	457.00
	INVOICE: 10286								
	111237	11/01/25		79811	T	11/01/25	81544100 45904	HOUSING VOUCHER	711.00
	INVOICE: 5011								
	111238	11/01/25		79811	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,456.00
	INVOICE: 6096								
	111239	11/01/25		79811	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,117.00
	INVOICE: 8559								
VENDOR TOTALS			24,054.00	YTD INVOICED			92,851.00	YTD PAID	4,741.00
112946	DANTZLER, SAMUEL L								
	111209	11/01/25		79812	T	11/01/25	81544100 45904	HOUSING VOUCHER	790.00
	INVOICE: 10650								
	111210	11/01/25		79812	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,294.00
	INVOICE: 10784								
VENDOR TOTALS			11,036.00	YTD INVOICED			38,678.00	YTD PAID	2,084.00
124504	DAUGHERTY, NICOLA								
	111122	11/01/25		79813	T	11/01/25	81544100 45904	HOUSING VOUCHER	32.00

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INVOICE: 10636									
VENDOR TOTALS			812.00	YTD INVOICED			812.00	YTD PAID	32.00
110168	DAVES-HOLMES, LULA								
	110833	11/01/25		79814	T	11/01/25	81544100 45904	HOUSING VOUCHER	673.00
	INVOICE: 10224								
	110834	11/01/25		79814	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,438.00
	INVOICE: 10587								
	110835	11/01/25		79814	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,725.00
	INVOICE: 10658								
	110836	11/01/25		79814	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 10714								
	110837	11/01/25		79814	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,738.00
	INVOICE: 3966								
	110838	11/01/25		79814	T	11/01/25	81544100 45904	HOUSING VOUCHER	534.00
	INVOICE: 9262								
	110839	11/01/25		79814	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,477.00
	INVOICE: 9529								
VENDOR TOTALS			47,276.00	YTD INVOICED			155,231.00	YTD PAID	9,210.00
114033	DAVIS, CLARK AND KAREN								
	111174	11/01/25		79815	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,844.00
	INVOICE: 3555								
VENDOR TOTALS			9,760.00	YTD INVOICED			29,596.00	YTD PAID	1,844.00
124507	DAVIS, KIWANNA R.								
	111123	11/01/25		79816	T	11/01/25	82044100 45904	HOUSING VOUCHER	36.00
	INVOICE: 10840								
VENDOR TOTALS			312.00	YTD INVOICED			312.00	YTD PAID	36.00
124141	DAVIS, TAMEL								
	111259	11/01/25		79817	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,691.00
	INVOICE: 10455								
VENDOR TOTALS			7,803.00	YTD INVOICED			21,361.00	YTD PAID	1,691.00
123375	DHIMAN, JAIPAL								
	111235	11/01/25		79818	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10718								
VENDOR TOTALS			6,528.00	YTD INVOICED			22,312.00	YTD PAID	1,303.00
123331	DI PASQUALE, FRANK								
	111273	11/01/25		79819	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,557.00
	INVOICE: 10711								

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VENDOR TOTALS			8,187.00 YTD INVOICED				28,059.00 YTD PAID		1,557.00
123052	DIAMOND 1, LP.								
	110840	11/01/25		79820	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,364.00
	INVOICE: 10593								
	110841	11/01/25		79820	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,226.00
	INVOICE: 10736								
	110842	11/01/25		79820	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,229.00
	INVOICE: 9909								
VENDOR TOTALS			30,825.00 YTD INVOICED				94,985.00 YTD PAID		5,819.00
123496	DICKERSON, GAYLE YVONNE MORTON								
	111268	11/01/25		79821	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,791.00
	INVOICE: 10681								
VENDOR TOTALS			8,955.00 YTD INVOICED				30,581.00 YTD PAID		1,791.00
122907	DICRISCI APARTMENTS								
	110843	11/01/25		79822	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,240.00
	INVOICE: 4939								
	110844	11/01/25		79822	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,514.00
	INVOICE: 9712								
VENDOR TOTALS			13,778.00 YTD INVOICED				46,222.00 YTD PAID		2,754.00
122786	DILRUBA MOHAMMED								
	110923	11/01/25		79823	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,388.00
	INVOICE: 10109								
VENDOR TOTALS			11,940.00 YTD INVOICED				41,832.00 YTD PAID		2,388.00
118260	DOMINGUEZ, ELOY								
	110857	11/01/25		79824	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,455.00
	INVOICE: 8200								
VENDOR TOTALS			7,275.00 YTD INVOICED				24,826.00 YTD PAID		1,455.00
123921	DONDI CHERRY REVOCABLE TRUST								
	111329	11/01/25		79825	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,896.00
	INVOICE: 9646								
VENDOR TOTALS			6,979.00 YTD INVOICED				26,347.00 YTD PAID		1,896.00
117343	DOTY RENTALS, LLC.								
	110847	11/01/25		79826	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,683.00
	INVOICE: 10619								
	110848	11/01/25		79826	T	11/01/25	83440010 45904	HOUSING VOUCHER	2,778.00
	INVOICE: 10833								

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VENDOR TOTALS			22,367.00	YTD INVOICED			60,819.00	YTD PAID	4,461.00
116373 DUHE, URSULA	110849	11/01/25		79827	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,504.00
	INVOICE: 4735								
VENDOR TOTALS			7,520.00	YTD INVOICED			34,494.00	YTD PAID	1,504.00
108655 DUNLAP, PAUL LOUIS	110850	11/01/25		79828	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,340.00
	INVOICE: 10203								
VENDOR TOTALS			9,740.00	YTD INVOICED			34,924.00	YTD PAID	1,340.00
118661 E.J. PARTNERS	110851	11/01/25		79829	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,136.00
	INVOICE: 10842								
	110852	11/01/25		79829	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,053.00
	INVOICE: 9331								
VENDOR TOTALS			15,924.00	YTD INVOICED			36,961.00	YTD PAID	3,189.00
123163 EAM PROPERTIES, LLC.	111212	11/01/25		79830	T	11/01/25	81544100 45904	HOUSING VOUCHER	200.00
	INVOICE: 10665								
VENDOR TOTALS			1,000.00	YTD INVOICED			8,944.00	YTD PAID	200.00
108700 ECHEVERRY, JOSE E. & MARIA E.	110898	11/01/25		79831	T	11/01/25	81544100 45904	HOUSING VOUCHER	567.00
	INVOICE: 9765								
	110899	11/01/25		79831	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,421.00
	INVOICE: 9922								
VENDOR TOTALS			9,609.00	YTD INVOICED			29,590.00	YTD PAID	1,988.00
123755 EDGAR, LAWRENCE G.	111284	11/01/25		79832	T	11/01/25	81544100 45904	HOUSING VOUCHER	888.00
	INVOICE: 10769								
	111298	11/01/25		79832	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,934.00
	INVOICE: 10850								
VENDOR TOTALS			14,122.00	YTD INVOICED			29,230.00	YTD PAID	2,822.00
122125 EDWARD J. JENKINS TRUST	110855	11/01/25		79833	T	11/01/25	81544100 45904	HOUSING VOUCHER	770.00
	INVOICE: 8781								
VENDOR TOTALS			3,850.00	YTD INVOICED			13,060.00	YTD PAID	770.00

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121491 EL PORTO LLC.	110856	11/01/25		79834	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,184.00
	INVOICE: 10750								
VENDOR TOTALS			10,920.00	YTD INVOICED			32,999.00	YTD PAID	2,184.00
120416 ELAMIN, IBTISAM	111124	11/01/25		79835	T	11/01/25	81544100 45904	HOUSING VOUCHER	19.00
	INVOICE: 7050								
VENDOR TOTALS			95.00	YTD INVOICED			278.00	YTD PAID	19.00
111173 ELLIS, STEPHANIE	111294	11/01/25		79836	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,368.00
	INVOICE: 10813								
VENDOR TOTALS			10,085.00	YTD INVOICED			25,154.00	YTD PAID	2,368.00
119601 EQUITY HOLDINGS, LLC.	111213	11/01/25		79837	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,681.00
	INVOICE: 10186								
	111214	11/01/25		79837	T	11/01/25	81544100 45904	HOUSING VOUCHER	996.00
	INVOICE: 10663								
	111215	11/01/25		79837	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,456.00
	INVOICE: 10680								
	111216	11/01/25		79837	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,364.00
	INVOICE: 10710								
	111217	11/01/25		79837	T	11/01/25	81544100 45904	HOUSING VOUCHER	845.00
	INVOICE: 9225								
VENDOR TOTALS			29,489.00	YTD INVOICED			97,505.00	YTD PAID	6,342.00
104455 ESHO, NOEL T.	110861	11/01/25		79838	T	11/01/25	81544100 45904	HOUSING VOUCHER	756.00
	INVOICE: 10351								
VENDOR TOTALS			4,594.00	YTD INVOICED			32,666.00	YTD PAID	756.00
124278 EXILES LLC.	110931	11/01/25		79839	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,580.00
	INVOICE: 10820								
VENDOR TOTALS			6,696.00	YTD INVOICED			16,928.00	YTD PAID	1,580.00
121827 FIGGE, ANDREW	110712	11/01/25		79840	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,229.00
	INVOICE: 9770								
VENDOR TOTALS			11,145.00	YTD INVOICED			42,253.00	YTD PAID	2,229.00
123265 FITZGERALD, WESLEY									

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	110928	11/01/25		79841	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,749.00
	INVOICE: 10692								
	VENDOR TOTALS		8,745.00	YTD INVOICED			31,494.00	YTD PAID	1,749.00
124193 FLORES, MARIA	110862	11/01/25		79842	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,064.00
	INVOICE: 10812								
	VENDOR TOTALS		10,320.00	YTD INVOICED			24,369.00	YTD PAID	2,064.00
120780 FRANCO, SILVANO	111309	11/01/25		79843	T	11/01/25	81544100 45904	HOUSING VOUCHER	887.00
	INVOICE: 4617								
	VENDOR TOTALS		4,434.00	YTD INVOICED			15,071.00	YTD PAID	887.00
105403 FRANCO, WALTER & SANDRA	111219	11/01/25		79844	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,511.00
	INVOICE: 8033								
	VENDOR TOTALS		7,555.00	YTD INVOICED			25,687.00	YTD PAID	1,511.00
122987 FRANKLIN DENNIS CASE, TRUSTEE OF DENNIS CASE TRUST	111220	11/01/25		79845	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 10612								
	VENDOR TOTALS		5,905.00	YTD INVOICED			19,621.00	YTD PAID	1,181.00
93783 FREDERIKSEN, PETER	110864	11/01/25		79846	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,448.00
	INVOICE: 10062								
	110865	11/01/25		79846	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,893.00
	INVOICE: 10669								
	110866	11/01/25		79846	T	11/01/25	81544100 45904	HOUSING VOUCHER	152.00
	INVOICE: 8985								
	VENDOR TOTALS		18,859.00	YTD INVOICED			65,340.00	YTD PAID	3,493.00
108406 FURBERT, REGINALD	110867	11/01/25		79847	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,973.00
	INVOICE: 10244								
	110868	11/01/25		79847	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,311.00
	INVOICE: 8573								
	110869	11/01/25		79847	T	11/01/25	81544100 45904	HOUSING VOUCHER	292.00
	INVOICE: 9792								
	VENDOR TOTALS		13,086.00	YTD INVOICED			66,865.00	YTD PAID	3,576.00
103655 GAMBOA, LUIS	110948	11/01/25		79848	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,501.00

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INVOICE: 10531									
VENDOR TOTALS			8,848.00	YTD INVOICED			24,345.00	YTD PAID	1,501.00
118612	GARG, ANU								
	111222	11/01/25		79849	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,242.00
INVOICE: 10756									
VENDOR TOTALS			11,210.00	YTD INVOICED			37,118.00	YTD PAID	2,242.00
124539	GARG, URMILLA K.								
	110870	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,634.00
INVOICE: 10088									
	110871	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,717.00
INVOICE: 10402									
	110872	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,577.00
INVOICE: 10416									
	110873	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,511.00
INVOICE: 10806									
	110874	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,066.00
INVOICE: 10811									
	110875	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,605.00
INVOICE: 8286									
	110876	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
INVOICE: 8551									
	110877	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,633.00
INVOICE: 9693									
	110878	11/01/25		79850	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,632.00
INVOICE: 9700									
VENDOR TOTALS			35,959.00	YTD INVOICED			35,959.00	YTD PAID	14,036.00
124339	GIACONI, MIRKO								
	110880	11/01/25		79851	T	11/01/25	81544100 45904	HOUSING VOUCHER	923.00
INVOICE: 2229									
VENDOR TOTALS			8,675.00	YTD INVOICED			17,309.00	YTD PAID	923.00
119132	GLADNEY, BEVERLY								
	110881	11/01/25		79852	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,433.00
INVOICE: 9879									
VENDOR TOTALS			7,165.00	YTD INVOICED			23,668.00	YTD PAID	1,433.00
111586	GOFF, MARK								
	110882	11/01/25		79853	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,303.00
INVOICE: 10641									
VENDOR TOTALS			6,515.00	YTD INVOICED			22,184.00	YTD PAID	1,303.00
105399	GOLBAZ-HAGH, MASOUD								

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	110959	11/01/25		79854	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,624.00
	INVOICE: 4601								
	VENDOR TOTALS		8,200.00	YTD INVOICED			26,688.00	YTD PAID	1,624.00
124503	GOLDSMITH, CHRISTIAN								
	111125	11/01/25		79855	T	11/01/25	83440010 45904	HOUSING VOUCHER	60.00
	INVOICE: 10685								
	VENDOR TOTALS		1,344.00	YTD INVOICED			1,344.00	YTD PAID	60.00
124564	GULL VIEW LLC.								
	111106	11/01/25		79856	T	11/01/25	82044100 45904	HOUSING VOUCHER	720.00
	INVOICE: 10870								
	VENDOR TOTALS		2,064.00	YTD INVOICED			2,064.00	YTD PAID	720.00
120993	H&JR DEVELOPMENT LLC.								
	110883	11/01/25		79857	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,694.00
	INVOICE: 10556								
	110884	11/01/25		79857	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,415.00
	INVOICE: 10805								
	110885	11/01/25		79857	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,780.00
	INVOICE: 9817								
	VENDOR TOTALS		34,851.00	YTD INVOICED			114,337.00	YTD PAID	6,889.00
100966	HANAFI, MOHAMMAD								
	111172	11/01/25		79858	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,659.00
	INVOICE: 4738								
	VENDOR TOTALS		8,299.00	YTD INVOICED			28,367.00	YTD PAID	1,659.00
119116	HANNA, JOSEPH								
	110902	11/01/25		79859	T	11/01/25	81544100 45904	HOUSING VOUCHER	967.00
	INVOICE: 5082								
	VENDOR TOTALS		4,835.00	YTD INVOICED			16,489.00	YTD PAID	967.00
124332	HARRIS, LILLIAN								
	111126	11/01/25		79860	T	11/01/25	82044100 45904	HOUSING VOUCHER	19.00
	INVOICE: 10133								
	VENDOR TOTALS		95.00	YTD INVOICED			171.00	YTD PAID	19.00
122151	HAWK MGMT, INC.								
	110886	11/01/25		79861	T	11/01/25	81544100 45904	HOUSING VOUCHER	981.00
	INVOICE: 8641								
	110887	11/01/25		79861	T	11/01/25	81544100 45904	HOUSING VOUCHER	981.00
	INVOICE: 9028								

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VENDOR TOTALS			9,817.00	YTD INVOICED			31,753.00	YTD PAID	1,962.00
122211 HAWTHORNE CHATEAU APTS., LTD	110888	11/01/25		79862	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,517.00
	INVOICE: 9620								
VENDOR TOTALS			7,585.00	YTD INVOICED			24,524.00	YTD PAID	1,517.00
121644 HAWTHORNE PACIFIC ASSOCIATES, LP	111223	11/01/25		79863	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,275.00
	INVOICE: 10779								
	111224	11/01/25		79863	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,123.00
	INVOICE: 10832								
VENDOR TOTALS			11,990.00	YTD INVOICED			31,416.00	YTD PAID	2,398.00
115163 HAYWOOD, LARON	110916	11/01/25		79864	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,387.00
	INVOICE: 10795								
	110917	11/01/25		79864	T	11/01/25	81544100 45904	HOUSING VOUCHER	991.00
	INVOICE: 4766								
VENDOR TOTALS			16,890.00	YTD INVOICED			59,291.00	YTD PAID	3,378.00
101156 HEMPHILL, RUBY	111350	11/01/25		79865	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,037.00
	INVOICE: 10774								
VENDOR TOTALS			5,185.00	YTD INVOICED			17,055.00	YTD PAID	1,037.00
110755 HENRY, JAMES R.	110894	11/01/25		79866	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,087.00
	INVOICE: 7021								
	110895	11/01/25		79866	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,331.00
	INVOICE: 9153								
VENDOR TOTALS			13,542.00	YTD INVOICED			40,397.00	YTD PAID	2,418.00
123723 HICKS, KELVIN	111257	11/01/25		79867	T	11/01/25	81544100 45904	HOUSING VOUCHER	910.00
	INVOICE: 10340								
VENDOR TOTALS			4,174.00	YTD INVOICED			13,654.00	YTD PAID	910.00
113153 HINKLE, M. SIMONNE	110889	11/01/25		79868	T	11/01/25	81544100 45904	HOUSING VOUCHER	619.00
	INVOICE: 9656								
VENDOR TOTALS			4,187.00	YTD INVOICED			24,589.00	YTD PAID	619.00

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123622 HIRATA PROPERTIES, LLC.									
	111225	11/01/25		79869	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 10133								
	111226	11/01/25		79869	T	11/01/25	81544100 45904	HOUSING VOUCHER	687.00
	INVOICE: 10390								
	111227	11/01/25		79869	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,509.00
	INVOICE: 10659								
	111228	11/01/25		79869	T	11/01/25	81544100 45904	HOUSING VOUCHER	713.00
	INVOICE: 8096								
	111229	11/01/25		79869	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,140.00
	INVOICE: 8997								
	111230	11/01/25		79869	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,383.00
	INVOICE: 9456								
	111231	11/01/25		79869	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,530.00
	INVOICE: 9520								
VENDOR TOTALS			53,451.00	YTD INVOICED			177,853.00	YTD PAID	9,712.00
112248 HOANG, NGUYET									
	110995	11/01/25		79870	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,140.00
	INVOICE: 8788								
VENDOR TOTALS			5,700.00	YTD INVOICED			18,848.00	YTD PAID	1,140.00
101176 HOLLADAY, MARSHALL									
	110957	11/01/25		79871	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,131.00
	INVOICE: 2600								
VENDOR TOTALS			5,655.00	YTD INVOICED			18,849.00	YTD PAID	1,131.00
123982 HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON									
	110637	11/01/25		79873	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	93.03
	INVOICE: 10542								
VENDOR TOTALS			14,366.05	YTD INVOICED			62,739.85	YTD PAID	93.03
110936 HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN									
	110639	11/01/25		79872	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	104.54
	INVOICE: 10074								
	110640	11/01/25		79872	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.11
	INVOICE: 10719								
	110641	11/01/25		79872	T	11/01/25	83440020 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10740								
	110642	11/01/25		79872	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 4961								
VENDOR TOTALS			62,832.32	YTD INVOICED			105,983.48	YTD PAID	415.21
123982 HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON									
	110890	11/01/25		79873	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,345.00
	INVOICE: 10542								

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VENDOR TOTALS			14,366.05 YTD INVOICED				62,739.85 YTD PAID		1,345.00
110936	HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
	111049	11/01/25		79872	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,022.00
	INVOICE: 10074								
	111050	11/01/25		79872	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,902.00
	INVOICE: 10719								
	111051	11/01/25		79872	T	11/01/25	83440010 45904	HOUSING VOUCHER	2,324.00
	INVOICE: 10740								
	111052	11/01/25		79872	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,233.00
	INVOICE: 4961								
VENDOR TOTALS			62,832.32 YTD INVOICED				105,983.48 YTD PAID		8,481.00
96638	HOUSTON, ROBERT AND/OR ROBBIE								
	111037	11/01/25		79874	T	11/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 9039								
VENDOR TOTALS			4,480.00 YTD INVOICED				17,626.00 YTD PAID		896.00
116670	HOWARD, CHRISTINE								
	110891	11/01/25		79875	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,857.00
	INVOICE: 10509								
	110892	11/01/25		79875	T	11/01/25	81544100 45904	HOUSING VOUCHER	926.00
	INVOICE: 10566								
VENDOR TOTALS			13,915.00 YTD INVOICED				55,353.00 YTD PAID		2,783.00
123879	HRW 13700 KORNBLUM LLC								
	111286	11/01/25		79876	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,400.00
	INVOICE: 10778								
VENDOR TOTALS			6,944.00 YTD INVOICED				23,541.00 YTD PAID		1,400.00
122522	HUNT ENTERPRISES, INC.								
	110893	11/01/25		79877	T	11/01/25	81544100 45904	HOUSING VOUCHER	359.00
	INVOICE: 10600								
VENDOR TOTALS			1,795.00 YTD INVOICED				6,271.00 YTD PAID		359.00
123479	INFINITY PROPERTY MANAGEMENT INC.								
	111232	11/01/25		79878	T	11/01/25	83440010 45904	HOUSING VOUCHER	681.00
	INVOICE: 10716								
	111233	11/01/25		79878	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,466.00
	INVOICE: 10722								
VENDOR TOTALS			11,013.00 YTD INVOICED				38,239.00 YTD PAID		2,147.00
123217	IRD, LP								
	111234	11/01/25		79879	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,182.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 10755									
VENDOR TOTALS			5,730.00	YTD INVOICED			33,280.00	YTD PAID	1,182.00
114933	JEFFERIES, JOYCE E.								
	110906	11/01/25		79880	T	11/01/25	81544100 45904	HOUSING VOUCHER	351.00
INVOICE: 9319									
VENDOR TOTALS			1,661.00	YTD INVOICED			5,531.00	YTD PAID	351.00
122956	JENNIFER PAZZIA								
	110713	11/01/25		79881	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,051.00
INVOICE: 4652									
VENDOR TOTALS			10,255.00	YTD INVOICED			33,508.00	YTD PAID	2,051.00
123367	JODELE, TOMAS								
	111352	11/01/25		79882	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,440.00
INVOICE: 1708									
VENDOR TOTALS			7,200.00	YTD INVOICED			23,238.00	YTD PAID	1,440.00
119730	JOHNSON, NORIKO								
	110897	11/01/25		79883	T	11/01/25	81544100 45904	HOUSING VOUCHER	835.00
INVOICE: 10106									
VENDOR TOTALS			4,175.00	YTD INVOICED			14,200.00	YTD PAID	835.00
108271	JOHNSON, STEVE A.								
	111071	11/01/25		79884	T	11/01/25	81544100 45904	HOUSING VOUCHER	872.00
INVOICE: 8398									
VENDOR TOTALS			5,433.00	YTD INVOICED			18,420.00	YTD PAID	872.00
101465	JOHNSON, TERRY								
	111076	11/01/25		79885	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 10568									
	111077	11/01/25		79885	T	11/01/25	81544100 45904	HOUSING VOUCHER	924.00
INVOICE: 9752									
	111366	10/01/25		79885	T	11/01/25	81544100 45904	HOUSING VOUCHER	-807.00
INVOICE: 4714-D									
VENDOR TOTALS			15,630.00	YTD INVOICED			44,932.00	YTD PAID	1,771.00
124334	JONES, CAMIELLE								
	111127	11/01/25		79886	T	11/01/25	81544100 45904	HOUSING VOUCHER	32.00
INVOICE: 10658									
VENDOR TOTALS			160.00	YTD INVOICED			256.00	YTD PAID	32.00
123425 JR AJ, LLC.									

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	111296	11/01/25		79887	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,028.00
	INVOICE: 10826								
	111299	11/01/25		79887	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,224.00
	INVOICE: 10857								
	111315	11/01/25		79887	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,495.00
	INVOICE: 8412								
VENDOR TOTALS			26,648.00	YTD INVOICED			88,948.00	YTD PAID	3,747.00
123887 JRAB PROPERTIES, LLC									
	111255	11/01/25		79888	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,997.00
	INVOICE: 10305								
VENDOR TOTALS			9,985.00	YTD INVOICED			32,602.00	YTD PAID	1,997.00
118833 KANNIKE-MARTINS, JOSEPHINE									
	110904	11/01/25		79889	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10559								
VENDOR TOTALS			15,879.00	YTD INVOICED			69,045.00	YTD PAID	1,648.00
124222 KELLY DAVID FRENCH TRUST									
	110998	11/01/25		79890	T	11/01/25	81544100 45904	HOUSING VOUCHER	726.00
	INVOICE: 8649								
VENDOR TOTALS			3,234.00	YTD INVOICED			8,043.00	YTD PAID	726.00
121877 KGM LLC.									
	110911	11/01/25		79891	T	11/01/25	81544100 45904	HOUSING VOUCHER	627.00
	INVOICE: 10467								
VENDOR TOTALS			3,135.00	YTD INVOICED			15,827.00	YTD PAID	627.00
117978 KOBAYASHI, DAVID									
	111211	11/01/25		79892	T	11/01/25	81544100 45904	HOUSING VOUCHER	130.00
	INVOICE: 10060								
VENDOR TOTALS			2,450.00	YTD INVOICED			12,681.00	YTD PAID	130.00
123939 KOUTEK, NORMAN									
	111340	11/01/25		79893	T	11/01/25	81544100 45904	HOUSING VOUCHER	531.00
	INVOICE: 10775								
	111341	11/01/25		79893	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,677.00
	INVOICE: 9774								
VENDOR TOTALS			11,040.00	YTD INVOICED			40,337.00	YTD PAID	2,208.00
123700 KSR HAWTHORNE 1 LLC									
	111301	11/01/25		79894	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,581.00
	INVOICE: 10861								
	111302	11/01/25		79894	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,195.00

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	INVOICE: 10869								
	111307	11/01/25		79894	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,563.00
	INVOICE: 4101								
VENDOR TOTALS			14,153.00	YTD INVOICED			30,541.00	YTD PAID	4,339.00
123701 KSR HAWTHORNE 2 LLC									
	111248	11/01/25		79895	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 10126								
	111254	11/01/25		79895	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 10277								
	111326	11/01/25		79895	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9540								
VENDOR TOTALS			22,016.00	YTD INVOICED			68,590.00	YTD PAID	4,408.00
123855 KSR SAN BERNARDINO LLC									
	110939	11/01/25		79896	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,258.00
	INVOICE: 9764								
VENDOR TOTALS			6,028.00	YTD INVOICED			19,084.00	YTD PAID	1,258.00
108846 KUHR ENTERPRISES									
	110914	11/01/25		79897	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 9648								
VENDOR TOTALS			5,810.00	YTD INVOICED			18,733.00	YTD PAID	1,181.00
121862 KUMAMOTO, BRIAN A.									
	110925	11/01/25		79898	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,548.00
	INVOICE: 10459								
VENDOR TOTALS			7,240.00	YTD INVOICED			24,243.00	YTD PAID	1,548.00
120290 LAM, DIEP									
	110845	11/01/25		79899	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 7050								
VENDOR TOTALS			9,500.00	YTD INVOICED			31,460.00	YTD PAID	1,900.00
113862 LANEY, GARY									
	110915	11/01/25		79900	T	11/01/25	81544100 45904	HOUSING VOUCHER	617.00
	INVOICE: 9654								
VENDOR TOTALS			4,113.00	YTD INVOICED			17,431.00	YTD PAID	617.00
121310 LARSON, KIRBY									
	110919	11/01/25		79901	T	11/01/25	81544100 45904	HOUSING VOUCHER	944.00
	INVOICE: 4128								
	110920	11/01/25		79901	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,400.00
	INVOICE: 8754								

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	110921	11/01/25		79901	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9167								
VENDOR TOTALS			18,629.00	YTD INVOICED			63,396.00	YTD PAID	3,737.00
124021	LAWRENCE AND DONNA COCKE FAMILY TRUST								
	111246	11/01/25		79902	T	11/01/25	82044100 45904	HOUSING VOUCHER	877.00
	INVOICE: 10121								
	111289	11/01/25		79902	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,420.00
	INVOICE: 10797								
	111292	11/01/25		79902	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,786.00
	INVOICE: 10807								
	111303	11/01/25		79902	T	11/01/25	82044100 45904	HOUSING VOUCHER	898.00
	INVOICE: 10873								
VENDOR TOTALS			16,924.00	YTD INVOICED			49,784.00	YTD PAID	4,981.00
108097	LE, TIEN								
	110924	11/01/25		79903	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 10225								
	110926	11/01/25		79903	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,797.00
	INVOICE: 10610								
VENDOR TOTALS			15,220.00	YTD INVOICED			51,736.00	YTD PAID	3,044.00
101260	LEE, JUXIN (BOB)								
	110910	11/01/25		79904	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
	INVOICE: 2638								
VENDOR TOTALS			8,680.00	YTD INVOICED			29,424.00	YTD PAID	1,736.00
123397	LEMOLI PARTNERS-93, A CALIFORNIA PARTNERSHIP								
	111335	11/01/25		79905	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 10834								
VENDOR TOTALS			3,583.00	YTD INVOICED			35,670.00	YTD PAID	1,220.00
122038	LEONARD, JOHN								
	110941	11/01/25		79906	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,635.00
	INVOICE: 10408								
VENDOR TOTALS			8,175.00	YTD INVOICED			28,120.00	YTD PAID	1,635.00
123113	LESTER & JENNIFER CANO								
	110940	11/01/25		79907	T	11/01/25	81544100 45904	HOUSING VOUCHER	139.00
	INVOICE: 9971								
VENDOR TOTALS			695.00	YTD INVOICED			6,779.00	YTD PAID	139.00
120271	LEWIS, VANESSA								
	111104	11/01/25		79908	T	11/01/25	81544100 45904	HOUSING VOUCHER	127.00

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	INVOICE: 10177								
	VENDOR TOTALS		635.00	YTD INVOICED			2,674.00	YTD PAID	127.00
124277	LFD LEMOLI LLC.								
	111043	11/01/25		79909	T	11/01/25	81544100 45904	HOUSING VOUCHER	889.00
	INVOICE: 10803								
	111044	11/01/25		79909	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,646.00
	INVOICE: 10818								
	111045	11/01/25		79909	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,577.00
	INVOICE: 10838								
	VENDOR TOTALS		21,328.00	YTD INVOICED			48,709.00	YTD PAID	4,112.00
117147	LIMRA, LLC.								
	110942	11/01/25		79910	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,596.00
	INVOICE: 8900								
	VENDOR TOTALS		7,980.00	YTD INVOICED			30,916.00	YTD PAID	1,596.00
94084	LINCIR, TOM								
	111087	11/01/25		79911	T	11/01/25	81544100 45904	HOUSING VOUCHER	772.00
	INVOICE: 8500								
	VENDOR TOTALS		3,812.00	YTD INVOICED			12,036.00	YTD PAID	772.00
123316	LING, PAUL SIONG KUONG								
	111153	11/01/25		79912	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,114.00
	INVOICE: 10231								
	111154	11/01/25		79912	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,150.00
	INVOICE: 4974								
	VENDOR TOTALS		16,320.00	YTD INVOICED			40,760.00	YTD PAID	3,264.00
123419	LING, PAUL SIONG KUONG								
	111276	11/01/25		79913	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,602.00
	INVOICE: 10725								
	VENDOR TOTALS		7,751.00	YTD INVOICED			24,773.00	YTD PAID	1,602.00
122235	LLS GRP #3, LLC								
	110943	11/01/25		79914	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,208.00
	INVOICE: 10008								
	110944	11/01/25		79914	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 3883								
	VENDOR TOTALS		14,262.00	YTD INVOICED			53,416.00	YTD PAID	2,850.00
124235	LO, CHING PING								
	110810	11/01/25		79915	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,575.00
	INVOICE: 10819								

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VENDOR TOTALS			7,911.00	YTD INVOICED			19,791.00	YTD PAID	1,575.00
121100 LOMBARDO, JEANINE	111310	11/01/25		79916	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,673.00
INVOICE: 4729									
VENDOR TOTALS			8,365.00	YTD INVOICED			28,249.00	YTD PAID	1,673.00
111766 LOS ANGELES COUNTY	110638	11/01/25		79917	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
INVOICE: 10289									
110945	11/01/25			79917	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,366.00
INVOICE: 10289									
VENDOR TOTALS			6,653.47	YTD INVOICED			6,653.47	YTD PAID	1,475.21
124126 LOUIS HAHNE REVOCABLE TRUST	111323	11/01/25		79918	T	11/01/25	81544100 45904	HOUSING VOUCHER	572.00
INVOICE: 9139									
VENDOR TOTALS			3,217.00	YTD INVOICED			11,905.00	YTD PAID	572.00
103811 LOZANO, JESUS AND NATALIA	110946	11/01/25		79919	T	11/01/25	81544100 45904	HOUSING VOUCHER	955.00
INVOICE: 9407									
VENDOR TOTALS			3,519.00	YTD INVOICED			7,691.00	YTD PAID	955.00
112319 LUCHA, ENRIQUE	110859	11/01/25		79920	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
INVOICE: 10545									
VENDOR TOTALS			6,082.00	YTD INVOICED			19,504.00	YTD PAID	1,220.00
100503 LY, ANDY QUOC	110927	11/01/25		79921	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,365.00
INVOICE: 10651									
VENDOR TOTALS			6,707.00	YTD INVOICED			21,694.00	YTD PAID	1,365.00
119952 MALEK, FARSHID	110937	11/01/25		79922	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,573.00
INVOICE: 8488									
VENDOR TOTALS			7,859.00	YTD INVOICED			26,300.00	YTD PAID	1,573.00
101822 MALONEY, KEVIN	111241	11/01/25		79923	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,070.00
INVOICE: 10117									
111242	11/01/25			79923	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,247.00

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INVOICE: 9435									
VENDOR TOTALS			11,465.00	YTD INVOICED			39,669.00	YTD PAID	2,317.00
124569	MANVIK REAL ESTATE LLC.								
	111138	11/01/25		79924	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,872.00
INVOICE: 10815									
VENDOR TOTALS			1,872.00	YTD INVOICED			1,872.00	YTD PAID	1,872.00
120949	MAOR, NOAM								
	110936	11/01/25		79925	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,102.00
INVOICE: 8323									
VENDOR TOTALS			5,510.00	YTD INVOICED			17,733.00	YTD PAID	1,102.00
115853	MARSELA DEVELOPMENT CORP.								
	110955	11/01/25		79926	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,525.00
INVOICE: 9500									
VENDOR TOTALS			7,495.00	YTD INVOICED			24,117.00	YTD PAID	1,525.00
107637	MARSH, JAMES								
	110956	11/01/25		79927	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,935.00
INVOICE: 9184									
VENDOR TOTALS			9,575.00	YTD INVOICED			31,531.00	YTD PAID	1,935.00
124280	MASSIMO, DONALD								
	110846	11/01/25		79928	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,458.00
INVOICE: 10817									
VENDOR TOTALS			11,962.00	YTD INVOICED			30,653.00	YTD PAID	2,458.00
122935	MATTHEWS FAMILY LIVING TRUST								
	110960	11/01/25		79929	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
INVOICE: 10636									
VENDOR TOTALS			7,500.00	YTD INVOICED			25,500.00	YTD PAID	1,500.00
121781	MEA PROPERTIES, LLC.								
	111336	11/01/25		79930	T	11/01/25	81544100 45904	HOUSING VOUCHER	822.00
INVOICE: 8417									
VENDOR TOTALS			4,888.00	YTD INVOICED			15,921.00	YTD PAID	822.00
124375	MERINO, ALICIA MONIQUE								
	111128	11/01/25		79931	T	11/01/25	83440010 45904	HOUSING VOUCHER	23.00
INVOICE: 10677									

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VENDOR TOTALS			94.00 YTD INVOICED				142.00 YTD PAID		23.00
120580	MESA PARK SOUTH, LLC.								
	110961	11/01/25		79932	T	11/01/25	81544100 45904	HOUSING VOUCHER	801.00
	INVOICE: 9563								
	110962	11/01/25		79932	T	11/01/25	81544100 45904	HOUSING VOUCHER	911.00
	INVOICE: 9571								
VENDOR TOTALS			8,560.00 YTD INVOICED				28,678.00 YTD PAID		1,712.00
115116	MICHAEL, SAMIR								
	110963	11/01/25		79933	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 10089								
	110964	11/01/25		79933	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,730.00
	INVOICE: 10300								
	110965	11/01/25		79933	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 8632								
VENDOR TOTALS			31,675.00 YTD INVOICED				95,920.00 YTD PAID		6,718.00
104002	MINGO, WILLIAM & RUBY								
	110967	11/01/25		79934	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,835.00
	INVOICE: 9771								
VENDOR TOTALS			8,998.00 YTD INVOICED				25,538.00 YTD PAID		1,835.00
123677	MITTAL ASSETS, LP.								
	111297	11/01/25		79935	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,714.00
	INVOICE: 10839								
	111300	11/01/25		79935	T	11/01/25	82044100 45904	HOUSING VOUCHER	967.00
	INVOICE: 10859								
	111312	11/01/25		79935	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 4834								
VENDOR TOTALS			19,170.00 YTD INVOICED				28,432.00 YTD PAID		4,052.00
123465	MITTAL LEGACY, LP.								
	111264	11/01/25		79936	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,316.00
	INVOICE: 10603								
	111293	11/01/25		79936	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10808								
VENDOR TOTALS			17,100.00 YTD INVOICED				47,193.00 YTD PAID		3,228.00
123111	ML-12020 GREVILLEA LLC								
	110969	11/01/25		79937	T	11/01/25	81544100 45904	HOUSING VOUCHER	233.00
	INVOICE: 10039								
VENDOR TOTALS			883.00 YTD INVOICED				4,741.00 YTD PAID		233.00

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111620	MOBRICI, ALBERTO								
	110691	11/01/25		79938	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,159.00
	INVOICE: 10449								
	110692	11/01/25		79938	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,020.00
	INVOICE: 4684								
	VENDOR TOTALS		10,895.00	YTD INVOICED			35,432.00	YTD PAID	2,179.00
105400	MOGEL, JOSEPH								
	110903	11/01/25		79939	T	11/01/25	81544100 45904	HOUSING VOUCHER	972.00
	INVOICE: 9534								
	VENDOR TOTALS		4,884.00	YTD INVOICED			23,911.00	YTD PAID	972.00
112018	MONARK, LP								
	110970	11/01/25		79940	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,228.00
	INVOICE: 10732								
	110971	11/01/25		79940	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,851.00
	INVOICE: 10752								
	VENDOR TOTALS		15,228.00	YTD INVOICED			39,588.00	YTD PAID	3,079.00
99468	MONGELLI, RICK								
	111035	11/01/25		79941	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8707								
	VENDOR TOTALS		8,284.00	YTD INVOICED			27,728.00	YTD PAID	1,654.00
107461	MONICA WUERTH DAVIS								
	111337	11/01/25		79942	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,452.00
	INVOICE: 10043								
	111338	11/01/25		79942	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,190.00
	INVOICE: 10634								
	111339	11/01/25		79942	T	11/01/25	84440010 45904	HOUSING VOUCHER	518.00
	INVOICE: 10747								
	VENDOR TOTALS		16,738.00	YTD INVOICED			53,264.00	YTD PAID	3,160.00
30143	MONUS, BELA C								
	110972	11/01/25		79943	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,941.00
	INVOICE: 10281								
	110973	11/01/25		79943	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,952.00
	INVOICE: 10493								
	110974	11/01/25		79943	T	11/01/25	81544100 45904	HOUSING VOUCHER	806.00
	INVOICE: 8113								
	110975	11/01/25		79943	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,536.00
	INVOICE: 8807								
	110976	11/01/25		79943	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,464.00
	INVOICE: 9420								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			43,352.00	YTD INVOICED			142,387.00	YTD PAID	8,699.00
124510 MOODY, REGINA	111129	11/01/25		79944	T	11/01/25	81544100 45904	HOUSING VOUCHER	120.00
	INVOICE: 10518								
VENDOR TOTALS			3,960.00	YTD INVOICED			3,960.00	YTD PAID	120.00
124511 MOODY, ROZALIND	111130	11/01/25		79945	T	11/01/25	82044100 45904	HOUSING VOUCHER	130.00
	INVOICE: 10601								
VENDOR TOTALS			3,700.00	YTD INVOICED			3,700.00	YTD PAID	130.00
111172 MORA, RUBEN	110977	11/01/25		79946	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,726.00
	INVOICE: 4943								
VENDOR TOTALS			8,630.00	YTD INVOICED			28,316.00	YTD PAID	1,726.00
123963 MORAN, ALEX MILTON	111131	11/01/25		79947	T	11/01/25	82044100 45904	HOUSING VOUCHER	9.00
	INVOICE: 10785								
VENDOR TOTALS			45.00	YTD INVOICED			225.00	YTD PAID	9.00
123495 MOSCOL, JOANA MARIBEL	111278	11/01/25		79948	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,530.00
	INVOICE: 10741								
VENDOR TOTALS			7,650.00	YTD INVOICED			26,454.00	YTD PAID	1,530.00
119610 MUNOZ, ERNESTO	110860	11/01/25		79949	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,519.00
	INVOICE: 10102								
VENDOR TOTALS			7,325.00	YTD INVOICED			23,947.00	YTD PAID	1,519.00
110239 NAGER, JAY	110978	11/01/25		79950	T	11/01/25	81544100 45904	HOUSING VOUCHER	294.00
	INVOICE: 9397								
VENDOR TOTALS			1,506.00	YTD INVOICED			5,432.00	YTD PAID	294.00
116979 NATIONAL COMMUNITY RENAISSANCE	110979	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	641.00
	INVOICE: 10259								
	110980	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,583.00
	INVOICE: 10348								
	110981	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	432.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE:	10668							
	110982	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,618.00
	INVOICE:	10816							
	110983	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,737.00
	INVOICE:	4099							
	110984	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,587.00
	INVOICE:	4104							
	110985	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,475.00
	INVOICE:	4247							
	110986	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,469.00
	INVOICE:	8531							
	110987	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,400.00
	INVOICE:	8563							
	110988	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	873.00
	INVOICE:	8687							
	110989	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,643.00
	INVOICE:	9312							
	110990	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,032.00
	INVOICE:	9327							
	110991	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	416.00
	INVOICE:	9337							
	110992	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,109.00
	INVOICE:	9590							
	110993	11/01/25		79951	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE:	9688							
VENDOR TOTALS			94,079.00	YTD INVOICED			310,597.00	YTD PAID	18,404.00
124311	NEO STEPNEY LLC								
	110994	11/01/25		79952	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,539.00
	INVOICE:	10676							
VENDOR TOTALS			7,695.00	YTD INVOICED			15,390.00	YTD PAID	1,539.00
109774	NEVAREZ, JOSE								
	108696	10/01/25		79953	T	11/01/25	81544100 45904	HOUSING VOUCHER	966.00
	INVOICE:	10843							
	109166	08/01/25		79953	T	11/01/25	81544100 45904	HOUSING VOUCHER	-1,618.00
	INVOICE:	9946-D							
	109172	09/01/25		79953	T	11/01/25	81544100 45904	HOUSING VOUCHER	-1,618.00
	INVOICE:	9946-D							
	110900	11/01/25		79953	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,465.00
	INVOICE:	10696							
	110901	11/01/25		79953	T	11/01/25	81544100 45904	HOUSING VOUCHER	966.00
	INVOICE:	10843							
VENDOR TOTALS			7,913.00	YTD INVOICED			32,702.00	YTD PAID	161.00
121197	NGUYEN, MAI								
	110949	11/01/25		79954	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,859.00
	INVOICE:	10375							

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VENDOR TOTALS			9,295.00 YTD INVOICED				34,157.00 YTD PAID		1,859.00
120381	NGUYEN, STEVE								
	111072	11/01/25		79955	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 9047								
VENDOR TOTALS			6,265.00 YTD INVOICED				20,545.00 YTD PAID		1,253.00
109058	NOUH, JOSEPHINE								
	110905	11/01/25		79956	T	11/01/25	81544100 45904	HOUSING VOUCHER	278.00
	INVOICE: 8484								
VENDOR TOTALS			1,254.00 YTD INVOICED				3,912.00 YTD PAID		278.00
106411	NWOKO, JOHN								
	110896	11/01/25		79957	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,019.00
	INVOICE: 8869								
VENDOR TOTALS			5,095.00 YTD INVOICED				14,026.00 YTD PAID		1,019.00
121322	OKOBOH, SYLVANUS								
	110996	11/01/25		79958	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,374.00
	INVOICE: 10120								
	110997	11/01/25		79958	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,131.00
	INVOICE: 9625								
VENDOR TOTALS			22,232.00 YTD INVOICED				73,562.00 YTD PAID		2,505.00
122967	OLIVARES, SAL								
	110934	11/01/25		79959	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,065.00
	INVOICE: 4755								
	110935	11/01/25		79959	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,616.00
	INVOICE: 4777								
VENDOR TOTALS			13,969.00 YTD INVOICED				47,569.00 YTD PAID		2,681.00
120180	PARSLEY, LLC.								
	111342	11/01/25		79960	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,240.00
	INVOICE: 10208								
	111343	11/01/25		79960	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 10608								
	111344	11/01/25		79960	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,413.00
	INVOICE: 9496								
	111345	11/01/25		79960	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,431.00
	INVOICE: 9987								
VENDOR TOTALS			28,612.00 YTD INVOICED				92,308.00 YTD PAID		5,784.00
123502	PAZZIA, JENNIFER								
	111166	11/01/25		79961	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,481.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 8976								
	111167	11/01/25		79961	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,768.00
	INVOICE: 9258								
VENDOR TOTALS			19,627.00	YTD INVOICED			59,994.00	YTD PAID	4,249.00
102871	PETTWAY, VERRIE O.								
	111105	11/01/25		79962	T	11/01/25	81544100 45904	HOUSING VOUCHER	776.00
	INVOICE: 9583								
VENDOR TOTALS			2,473.00	YTD INVOICED			50,635.00	YTD PAID	776.00
114815	PINNACLE ACACIA LLC								
	111003	11/01/25		79963	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,564.00
	INVOICE: 5023								
	111004	11/01/25		79963	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,678.00
	INVOICE: 9180								
VENDOR TOTALS			16,171.00	YTD INVOICED			78,919.00	YTD PAID	3,242.00
120583	PINNACLE DOTY LLC.								
	111005	11/01/25		79964	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,683.00
	INVOICE: 10395								
	111006	11/01/25		79964	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,657.00
	INVOICE: 10399								
	111007	11/01/25		79964	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,598.00
	INVOICE: 9926								
VENDOR TOTALS			24,518.00	YTD INVOICED			81,142.00	YTD PAID	4,938.00
118916	PINNACLE LEMOLI LLC.								
	111008	11/01/25		79965	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,598.00
	INVOICE: 10367								
	111009	11/01/25		79965	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 10431								
	111010	11/01/25		79965	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,192.00
	INVOICE: 10473								
	111011	11/01/25		79965	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,627.00
	INVOICE: 10476								
VENDOR TOTALS			30,325.00	YTD INVOICED			100,206.00	YTD PAID	6,087.00
113548	POWELLS, TAURENCE KEVIN								
	111306	11/01/25		79966	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,610.00
	INVOICE: 3304								
VENDOR TOTALS			8,050.00	YTD INVOICED			26,375.00	YTD PAID	1,610.00
120470	POZZOULI FAMILY LLC.								
	111012	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,174.00
	INVOICE: 10238								

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VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111013	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,007.00
	INVOICE: 10278								
	111014	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10291								
	111015	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,077.00
	INVOICE: 10303								
	111016	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	915.00
	INVOICE: 10345								
	111017	11/01/25		79967	T	11/01/25	83440010 45904	HOUSING VOUCHER	853.00
	INVOICE: 10742								
	111018	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	963.00
	INVOICE: 4952								
	111019	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 6084								
	111020	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	865.00
	INVOICE: 8878								
	111021	11/01/25		79967	T	11/01/25	81544100 45904	HOUSING VOUCHER	800.00
	INVOICE: 9831								
	VENDOR TOTALS		48,740.00	YTD INVOICED			173,106.00	YTD PAID	9,040.00
121650	PRAIRIE RENTALS, LLC								
	111022	11/01/25		79968	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,332.00
	INVOICE: 10398								
	VENDOR TOTALS		7,732.00	YTD INVOICED			26,332.00	YTD PAID	1,332.00
122042	PROFESSIONAL PROPERTY MANAGERS, INC.								
	111023	11/01/25		79969	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,155.00
	INVOICE: 10249								
	111024	11/01/25		79969	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,004.00
	INVOICE: 10602								
	111025	11/01/25		79969	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,546.00
	INVOICE: 10700								
	111026	11/01/25		79969	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,842.00
	INVOICE: 10705								
	111027	11/01/25		79969	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,362.00
	INVOICE: 10729								
	111028	11/01/25		79969	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,493.00
	INVOICE: 10738								
	111029	11/01/25		79969	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,548.00
	INVOICE: 10829								
	111030	11/01/25		79969	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,304.00
	INVOICE: 2525								
	111031	11/01/25		79969	T	11/01/25	81544100 45904	HOUSING VOUCHER	915.00
	INVOICE: 4562								
	111032	11/01/25		79969	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,109.00
	INVOICE: 6018								
	VENDOR TOTALS		68,675.00	YTD INVOICED			253,676.00	YTD PAID	13,278.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123313	QUALITY DEVELOPMENT CORP.								
	110908	11/01/25		79970	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,037.00
	INVOICE: 2719								
	110909	11/01/25		79970	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,142.00
	INVOICE: 8955								
	VENDOR TOTALS		10,271.00	YTD INVOICED			32,982.00	YTD PAID	2,179.00
109045	QUERUBIN, JAMES & MYLENE								
	111033	11/01/25		79971	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 5037								
	VENDOR TOTALS		5,060.00	YTD INVOICED			16,574.00	YTD PAID	1,012.00
123704	R3 PROPERTIES 1 LLC								
	111249	11/01/25		79972	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 10181								
	111250	11/01/25		79972	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,223.00
	INVOICE: 10215								
	111258	11/01/25		79972	T	11/01/25	81544100 45904	HOUSING VOUCHER	304.00
	INVOICE: 10386								
	111272	11/01/25		79972	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,025.00
	INVOICE: 10703								
	111277	11/01/25		79972	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10734								
	111331	11/01/25		79972	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,418.00
	INVOICE: 9921								
	VENDOR TOTALS		42,033.00	YTD INVOICED			153,971.00	YTD PAID	8,150.00
121412	RABNUB, LLC.								
	111034	11/01/25		79973	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,311.00
	INVOICE: 9251								
	VENDOR TOTALS		6,555.00	YTD INVOICED			22,052.00	YTD PAID	1,311.00
123212	REAL PROPERTY MANAGEMENT INC.								
	111347	11/01/25		79974	T	11/01/25	83440010 45904	HOUSING VOUCHER	923.00
	INVOICE: 10682								
	VENDOR TOTALS		4,615.00	YTD INVOICED			17,833.00	YTD PAID	923.00
114801	REAL, JOHN								
	111240	11/01/25		79975	T	11/01/25	81544100 45904	HOUSING VOUCHER	152.00
	INVOICE: 9939								
	VENDOR TOTALS		760.00	YTD INVOICED			3,900.00	YTD PAID	152.00
123731	REED, LANCE								
	111283	11/01/25		79976	T	11/01/25	81544100 45904	HOUSING VOUCHER	515.00
	INVOICE: 10767								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			2,635.00 YTD INVOICED				10,343.00 YTD PAID		515.00
120283	RICKS, PATRICIA								
	110999	11/01/25		79977	T	11/01/25	81544100 45904	HOUSING VOUCHER	881.00
	INVOICE: 10552								
	111000	11/01/25		79977	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,042.00
	INVOICE: 10853								
	111001	11/01/25		79977	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,185.00
	INVOICE: 5036								
	111002	11/01/25		79977	T	11/01/25	81544100 45904	HOUSING VOUCHER	954.00
	INVOICE: 9451								
VENDOR TOTALS			20,011.00 YTD INVOICED				52,650.00 YTD PAID		4,062.00
120616	RIDGWAY, JR., WILLIAM								
	111280	11/01/25		79978	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,718.00
	INVOICE: 10754								
	111318	11/01/25		79978	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,603.00
	INVOICE: 8700								
	111330	11/01/25		79978	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,617.00
	INVOICE: 9823								
VENDOR TOTALS			24,254.00 YTD INVOICED				79,417.00 YTD PAID		4,938.00
121872	RIVAS, JR., JOSE N.								
	110907	11/01/25		79979	T	11/01/25	81544100 45904	HOUSING VOUCHER	878.00
	INVOICE: 10523								
VENDOR TOTALS			4,390.00 YTD INVOICED				15,025.00 YTD PAID		878.00
119641	RIVERA, YOLY								
	111036	11/01/25		79980	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,301.00
	INVOICE: 10478								
VENDOR TOTALS			6,505.00 YTD INVOICED				22,205.00 YTD PAID		1,301.00
124267	ROPERIA, JITENDER S.								
	111040	11/01/25		79981	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,349.00
	INVOICE: 4701								
VENDOR TOTALS			6,745.00 YTD INVOICED				13,500.00 YTD PAID		1,349.00
121526	ROSALES PROPERTY INVESTMENTS INC.								
	111041	11/01/25		79982	T	11/01/25	81544100 45904	HOUSING VOUCHER	844.00
	INVOICE: 8695								
VENDOR TOTALS			4,268.00 YTD INVOICED				18,991.00 YTD PAID		844.00
104881	ROSENBERG, BARBARA								
	111275	11/01/25		79983	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,550.00

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INVOICE: 10717									
VENDOR TOTALS			7,750.00	YTD INVOICED			26,350.00	YTD PAID	1,550.00
122999	ROSS MOORE REALTY INC								
	111349	11/01/25		79984	T	11/01/25	83440010 45904	HOUSING VOUCHER	1,445.00
INVOICE: 10708									
VENDOR TOTALS			7,225.00	YTD INVOICED			24,109.00	YTD PAID	1,445.00
123211	ROULETTE, GAIL R.								
	111221	11/01/25		79985	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,208.00
INVOICE: 4265									
VENDOR TOTALS			5,581.00	YTD INVOICED			14,932.00	YTD PAID	1,208.00
121988	ROUSSEVE, DARVI								
	111042	11/01/25		79986	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,933.00
INVOICE: 8691									
VENDOR TOTALS			8,735.00	YTD INVOICED			29,120.00	YTD PAID	1,933.00
123578	RT 2, LLC								
	111253	11/01/25		79987	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 10273									
VENDOR TOTALS			8,291.00	YTD INVOICED			27,461.00	YTD PAID	1,654.00
123903	SAINT DANIEL BUILDING LLC.								
	111311	11/01/25		79988	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,092.00
INVOICE: 4798									
VENDOR TOTALS			5,460.00	YTD INVOICED			18,379.00	YTD PAID	1,092.00
123904	SAINT DAVID BUILDING LLC.								
	111322	11/01/25		79989	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8980									
VENDOR TOTALS			8,663.00	YTD INVOICED			27,863.00	YTD PAID	1,654.00
119012	SAINT MARK PROPERTY LLC.								
	111047	11/01/25		79990	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,105.00
INVOICE: 8265									
VENDOR TOTALS			5,751.00	YTD INVOICED			17,613.00	YTD PAID	1,105.00
109912	SALMERON, FAUSTINO & ARACELY								
	111048	11/01/25		79991	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,947.00
INVOICE: 9666									

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VENDOR TOTALS			9,735.00 YTD INVOICED				35,791.00 YTD PAID		1,947.00
102029	SAMIA, IMELDA								
	110933	11/01/25		79992	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,198.00
	INVOICE: 4133								
VENDOR TOTALS			5,776.00 YTD INVOICED				18,895.00 YTD PAID		1,198.00
115679	SAMMUT, TOM								
	111088	11/01/25		79993	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 9436								
VENDOR TOTALS			5,060.00 YTD INVOICED				17,110.00 YTD PAID		1,012.00
117370	SANCHEZ, MANUEL								
	110952	11/01/25		79994	T	11/01/25	81544100 45904	HOUSING VOUCHER	643.00
	INVOICE: 10379								
VENDOR TOTALS			3,079.00 YTD INVOICED				12,012.00 YTD PAID		643.00
111243	SANFORD, TERESA								
	111261	11/01/25		79995	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,858.00
	INVOICE: 10557								
	111313	11/01/25		79995	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 8017								
	111327	11/01/25		79995	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,834.00
	INVOICE: 9551								
VENDOR TOTALS			29,363.00 YTD INVOICED				92,006.00 YTD PAID		5,854.00
121206	SCOTT, FRED								
	111053	11/01/25		79996	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,378.00
	INVOICE: 10258								
	111054	11/01/25		79996	T	11/01/25	81544100 45904	HOUSING VOUCHER	571.00
	INVOICE: 10770								
	111055	11/01/25		79996	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,207.00
	INVOICE: 9998								
VENDOR TOTALS			16,440.00 YTD INVOICED				58,233.00 YTD PAID		3,156.00
106104	SCOTT, FRED A. & EMMA L.								
	111056	11/01/25		79997	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,151.00
	INVOICE: 8030								
VENDOR TOTALS			5,755.00 YTD INVOICED				19,672.00 YTD PAID		1,151.00
122385	SCROGGINS, FRANK								
	111057	11/01/25		79998	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,632.00
	INVOICE: 10546								

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VENDOR TOTALS		8,142.00	YTD INVOICED	26,899.00	YTD PAID	1,632.00			
120252	SF KINGS TOWER PROPERTIES LLC.								
	111058	11/01/25		79999	T	11/01/25	82044100 45904	HOUSING VOUCHER	3,213.00
	INVOICE: 10763								
	111059	11/01/25		79999	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,226.00
	INVOICE: 7088								
	111060	11/01/25		79999	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,402.00
	INVOICE: 9453								
VENDOR TOTALS		27,964.00	YTD INVOICED	86,149.00	YTD PAID	5,841.00			
109678	SHEPHERD, DEREK								
	110947	11/01/25		80000	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,289.00
	INVOICE: 10624								
VENDOR TOTALS		11,445.00	YTD INVOICED	37,219.00	YTD PAID	2,289.00			
124600	SHIN, JOYCE								
	111133	11/01/25		80001	T	11/01/25	81544100 45904	HOUSING VOUCHER	1.00
	INVOICE: 74								
VENDOR TOTALS		1.00	YTD INVOICED	1.00	YTD PAID	1.00			
121972	SHORE WEST PROPERTIES, LLC.								
	111061	11/01/25		80002	T	11/01/25	81544100 45904	HOUSING VOUCHER	544.00
	INVOICE: 10421								
	111062	11/01/25		80002	T	11/01/25	81544100 45904	HOUSING VOUCHER	947.00
	INVOICE: 8721								
	111063	11/01/25		80002	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,686.00
	INVOICE: 9080								
VENDOR TOTALS		18,695.00	YTD INVOICED	62,083.00	YTD PAID	3,177.00			
119834	SHORTER, JEFFREY A.								
	111064	11/01/25		80003	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,552.00
	INVOICE: 4596								
VENDOR TOTALS		7,760.00	YTD INVOICED	26,213.00	YTD PAID	1,552.00			
117711	SIMERAL, STEVE								
	111065	11/01/25		80004	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,443.00
	INVOICE: 10657								
	111066	11/01/25		80004	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,037.00
	INVOICE: 9533								
VENDOR TOTALS		17,428.00	YTD INVOICED	56,576.00	YTD PAID	3,480.00			
124541	SINGLETON, EARNEST								
	111067	11/01/25		80005	T	11/01/25	81544100 45904	HOUSING VOUCHER	982.00

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INVOICE: 10439									
VENDOR TOTALS			2,742.00	YTD INVOICED			2,742.00	YTD PAID	982.00
111337	SMITH, VIOLA M.								
	111351	11/01/25		80006	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,392.00
INVOICE: 10721									
VENDOR TOTALS			6,864.00	YTD INVOICED			23,139.00	YTD PAID	1,392.00
123703	SMR 1 LLC								
	111263	11/01/25		80007	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,330.00
INVOICE: 10594									
VENDOR TOTALS			6,650.00	YTD INVOICED			22,580.00	YTD PAID	1,330.00
104618	SOTO, RUTH								
	111046	11/01/25		80008	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8978									
VENDOR TOTALS			8,291.00	YTD INVOICED			27,446.00	YTD PAID	1,654.00
93156	SOUTH BAY SENIOR HOUSING CORP.								
	111068	11/01/25		80009	T	11/01/25	81544100 45904	HOUSING VOUCHER	866.00
INVOICE: 10445									
VENDOR TOTALS			4,330.00	YTD INVOICED			14,262.00	YTD PAID	866.00
123779	STANDIFER SR, DELBERT								
	111285	11/01/25		80010	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,649.00
INVOICE: 10773									
	111295	11/01/25		80010	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
INVOICE: 10814									
VENDOR TOTALS			16,292.00	YTD INVOICED			50,626.00	YTD PAID	3,020.00
103194	STEPHENSON, RUDDIE L.								
	111069	11/01/25		80011	T	11/01/25	81544100 45904	HOUSING VOUCHER	896.00
INVOICE: 10359									
	111070	11/01/25		80011	T	11/01/25	81544100 45904	HOUSING VOUCHER	521.00
INVOICE: 3480									
VENDOR TOTALS			9,879.00	YTD INVOICED			35,351.00	YTD PAID	1,417.00
116817	SUKARTO, NANY								
	111073	11/01/25		80012	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,153.00
INVOICE: 8867									
	111074	11/01/25		80012	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,152.00
INVOICE: 8939									

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VENDOR TOTALS			32,039.00	YTD INVOICED			100,508.00	YTD PAID	4,305.00
124386 SULLIVAN, TERENCE	111075	11/01/25		80013	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,208.00
	INVOICE: 9482								
VENDOR TOTALS			11,653.00	YTD INVOICED			11,653.00	YTD PAID	1,208.00
123758 TAYLOR, CLAUDETTE L.	111282	11/01/25		80014	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 10766								
VENDOR TOTALS			8,135.00	YTD INVOICED			27,212.00	YTD PAID	1,642.00
105118 TED KOLBY REVOCABLE TRUST DATED JULY 9, 2020	111346	11/01/25		80015	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,383.00
	INVOICE: 9342								
VENDOR TOTALS			6,915.00	YTD INVOICED			24,275.00	YTD PAID	1,383.00
119666 THE MONTECITO APTS. INVESTMENT, LP	111078	11/01/25		80016	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 4754								
	111079	11/01/25		80016	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 5024								
VENDOR TOTALS			15,992.00	YTD INVOICED			64,501.00	YTD PAID	3,190.00
124274 THE PALMS AT 120TH STREET LP	111080	11/01/25		80017	T	11/01/25	81544100 45904	HOUSING VOUCHER	891.00
	INVOICE: 10858								
VENDOR TOTALS			4,455.00	YTD INVOICED			6,653.00	YTD PAID	891.00
119883 TARLOW, MARVIN	111081	11/01/25		80018	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,114.00
	INVOICE: 10099								
VENDOR TOTALS			5,570.00	YTD INVOICED			18,878.00	YTD PAID	1,114.00
124500 THIERRY, ALBERT	111082	11/01/25		80019	T	11/01/25	81544100 45904	HOUSING VOUCHER	770.00
	INVOICE: 9954								
VENDOR TOTALS			3,130.00	YTD INVOICED			3,130.00	YTD PAID	770.00
122416 THREE RAINBOWS LLC.	111083	11/01/25		80020	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,596.00
	INVOICE: 10547								
	111084	11/01/25		80020	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,060.00

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	INVOICE: 10830								
	111085	11/01/25		80020	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,615.00
	INVOICE: 9038								
	VENDOR TOTALS		26,902.00	YTD INVOICED			73,086.00	YTD PAID	5,271.00
113165	TOBAR, LUIS								
	111086	11/01/25		80021	T	11/01/25	81544100 45904	HOUSING VOUCHER	562.00
	INVOICE: 10596								
	VENDOR TOTALS		2,810.00	YTD INVOICED			9,548.00	YTD PAID	562.00
122711	TOMI LYNN KATZ FAMILY TRUST								
	111089	11/01/25		80022	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,139.00
	INVOICE: 10512								
	111090	11/01/25		80022	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,930.00
	INVOICE: 10664								
	VENDOR TOTALS		20,345.00	YTD INVOICED			69,331.00	YTD PAID	4,069.00
115015	TOWNSEND, LATANYA								
	111091	11/01/25		80023	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,265.00
	INVOICE: 10079								
	111092	11/01/25		80023	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,161.00
	INVOICE: 9332								
	VENDOR TOTALS		13,651.00	YTD INVOICED			47,716.00	YTD PAID	2,426.00
119386	TRAN, TRINH								
	111096	11/01/25		80024	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,210.00
	INVOICE: 10368								
	111097	11/01/25		80024	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,445.00
	INVOICE: 8934								
	VENDOR TOTALS		13,275.00	YTD INVOICED			42,689.00	YTD PAID	2,655.00
124310	TRIFECTA CALIFORNIA PROPERTIES, LLC.								
	111093	11/01/25		80025	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,948.00
	INVOICE: 10739								
	111094	11/01/25		80025	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,579.00
	INVOICE: 8855								
	111095	11/01/25		80025	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,292.00
	INVOICE: 9610								
	VENDOR TOTALS		29,095.00	YTD INVOICED			56,561.00	YTD PAID	5,819.00
124294	TRINITY MANAGEMENT INC.								
	111098	11/01/25		80026	T	11/01/25	81544100 45904	HOUSING VOUCHER	485.00
	INVOICE: 10362								
	111099	11/01/25		80026	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,388.00
	INVOICE: 3849								

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	111100	11/01/25		80026	T	11/01/25	81544100 45904	HOUSING VOUCHER	623.00
	INVOICE: 4786								
	111101	11/01/25		80026	T	11/01/25	81544100 45904	HOUSING VOUCHER	392.00
	INVOICE: 4885								
VENDOR TOTALS			10,380.00	YTD INVOICED			17,872.00	YTD PAID	2,888.00
123667	TRUONG, NICOLE								
	111325	11/01/25		80027	T	11/01/25	81544100 45904	HOUSING VOUCHER	155.00
	INVOICE: 9338								
VENDOR TOTALS			4,058.00	YTD INVOICED			24,686.00	YTD PAID	155.00
103619	TUCKER, LENVILLE H.								
	111102	11/01/25		80028	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,239.00
	INVOICE: 10536								
	111103	11/01/25		80028	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 7040								
VENDOR TOTALS			17,781.00	YTD INVOICED			60,747.00	YTD PAID	3,893.00
107689	UMUKORO, JAMES								
	111353	11/01/25		80029	T	11/01/25	82044100 45904	HOUSING VOUCHER	871.00
	INVOICE: 10450								
	111354	11/01/25		80029	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,511.00
	INVOICE: 10590								
	111355	11/01/25		80029	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10800								
	111356	11/01/25		80029	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,555.00
	INVOICE: 10810								
	111357	11/01/25		80029	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,139.00
	INVOICE: 10821								
	111358	11/01/25		80029	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,087.00
	INVOICE: 8462								
VENDOR TOTALS			57,445.00	YTD INVOICED			186,312.00	YTD PAID	11,075.00
123449	VELASQUEZ, ROBERTO								
	111305	11/01/25		80030	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,189.00
	INVOICE: 3157								
VENDOR TOTALS			5,945.00	YTD INVOICED			24,707.00	YTD PAID	1,189.00
123143	VIDJAK, FRANK V.								
	111320	11/01/25		80031	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,257.00
	INVOICE: 8812								
VENDOR TOTALS			6,285.00	YTD INVOICED			20,438.00	YTD PAID	1,257.00
116891	VISCOT VENTURES, LLC								
	111359	11/01/25		80032	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,116.00

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INVOICE: 9681									
VENDOR TOTALS			5,580.00	YTD INVOICED			22,602.00	YTD PAID	1,116.00
123979	WALKER, JENNIFER LEIGH								
	111134	11/01/25		80033	T	11/01/25	81544100 45904	HOUSING VOUCHER	241.00
INVOICE: 10756									
VENDOR TOTALS			1,205.00	YTD INVOICED			3,525.00	YTD PAID	241.00
110341	WALTER, MELVIN E.								
	111107	11/01/25		80034	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,728.00
INVOICE: 10233									
	111108	11/01/25		80034	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,709.00
INVOICE: 10400									
	111109	11/01/25		80034	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,190.00
INVOICE: 10855									
VENDOR TOTALS			22,973.00	YTD INVOICED			72,775.00	YTD PAID	4,627.00
107712	WARD, JULIUS								
	110929	11/01/25		80035	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,585.00
INVOICE: 10771									
	110930	11/01/25		80035	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,642.00
INVOICE: 10772									
VENDOR TOTALS			15,061.00	YTD INVOICED			49,299.00	YTD PAID	3,227.00
100596	WATSON, HUBERT								
	111110	11/01/25		80036	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,235.00
INVOICE: 10358									
	111111	11/01/25		80036	T	11/01/25	81544100 45904	HOUSING VOUCHER	707.00
INVOICE: 10462									
	111112	11/01/25		80036	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,454.00
INVOICE: 10648									
	111113	11/01/25		80036	T	11/01/25	83440010 45904	HOUSING VOUCHER	834.00
INVOICE: 10728									
	111114	11/01/25		80036	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,759.00
INVOICE: 10757									
	111115	11/01/25		80036	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,248.00
INVOICE: 10761									
	111116	11/01/25		80036	T	11/01/25	82044100 45904	HOUSING VOUCHER	941.00
INVOICE: 9106									
VENDOR TOTALS			43,628.00	YTD INVOICED			186,355.00	YTD PAID	9,178.00
122062	WEAVER, KAREN								
	111117	11/01/25		80037	T	11/01/25	82044100 45904	HOUSING VOUCHER	2,224.00
INVOICE: 10488									

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			11,120.00	YTD INVOICED			37,174.00	YTD PAID	2,224.00
123246 WEIR, JONATHAN	111321	11/01/25		80038	T	11/01/25	81544100 45904	HOUSING VOUCHER	638.00
	INVOICE: 8824								
VENDOR TOTALS			3,190.00	YTD INVOICED			10,679.00	YTD PAID	638.00
104447 WHISTLER, YUOVENE	111362	11/01/25		80039	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,299.00
	INVOICE: 4728								
VENDOR TOTALS			6,495.00	YTD INVOICED			22,023.00	YTD PAID	1,299.00
121311 WHITE, FREDDIE	111118	11/01/25		80040	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,061.00
	INVOICE: 5094								
VENDOR TOTALS			5,305.00	YTD INVOICED			17,630.00	YTD PAID	1,061.00
107451 WIJESIRIWARDENA, LASANTHA	110922	11/01/25		80041	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,319.00
	INVOICE: 8899								
VENDOR TOTALS			6,199.00	YTD INVOICED			20,415.00	YTD PAID	1,319.00
121801 WILLIAMS, MARSHALL	110958	11/01/25		80042	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 9067								
VENDOR TOTALS			6,930.00	YTD INVOICED			23,520.00	YTD PAID	1,386.00
124526 WILLIAMS, TY'QUWISHA	111136	11/01/25		80043	T	11/01/25	81544100 45904	HOUSING VOUCHER	25.00
	INVOICE: 10644								
VENDOR TOTALS			247.00	YTD INVOICED			247.00	YTD PAID	25.00
111459 WILSON, TERI	111360	11/01/25		80044	T	11/01/25	81544100 45904	HOUSING VOUCHER	780.00
	INVOICE: 10475								
	111361	11/01/25		80044	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,495.00
	INVOICE: 4541								
VENDOR TOTALS			14,246.00	YTD INVOICED			39,671.00	YTD PAID	2,275.00
124563 WINSTON, ANGELIQUE TRACEY	111137	11/01/25		80045	T	11/01/25	81544100 45904	HOUSING VOUCHER	26.00
	INVOICE: 4304								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			78.00 YTD INVOICED				78.00 YTD PAID		26.00
108377	WRIGHT, PAMELA D.								
	111119	11/01/25		80046	T	11/01/25	84440010 45904	HOUSING VOUCHER	1,396.00
	INVOICE: 10746								
	111120	11/01/25		80046	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,049.00
	INVOICE: 8234								
VENDOR TOTALS			12,225.00 YTD INVOICED				39,495.00 YTD PAID		2,445.00
110909	WYNNE, MARJORIE								
	110953	11/01/25		80047	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,399.00
	INVOICE: 10854								
	110954	11/01/25		80047	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,749.00
	INVOICE: 8332								
VENDOR TOTALS			16,116.00 YTD INVOICED				42,555.00 YTD PAID		3,148.00
111803	WYNNE, MISTY								
	110968	11/01/25		80048	T	11/01/25	83440010 45904	HOUSING VOUCHER	2,335.00
	INVOICE: 10837								
VENDOR TOTALS			11,675.00 YTD INVOICED				24,405.00 YTD PAID		2,335.00
124279	11651 - 11652 YORK AVENUE, LLC.								
	110932	11/01/25		80049	T	11/01/25	81544100 45904	HOUSING VOUCHER	826.00
	INVOICE: 10822								
VENDOR TOTALS			4,250.00 YTD INVOICED				10,927.00 YTD PAID		826.00
123707	YORK ROSE LLC								
	111279	11/01/25		80050	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,351.00
	INVOICE: 10745								
	111316	11/01/25		80050	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,924.00
	INVOICE: 8422								
VENDOR TOTALS			15,220.00 YTD INVOICED				36,940.00 YTD PAID		3,275.00
91877	ZAPF (12318 BIRCH AVE), RODNEY								
	111038	11/01/25		80051	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10656								
VENDOR TOTALS			8,032.00 YTD INVOICED				24,928.00 YTD PAID		1,532.00
115662	ZAPF (12726 TRURO), ROD								
	111039	11/01/25		80052	T	11/01/25	81544100 45904	HOUSING VOUCHER	950.00
	INVOICE: 9963								
VENDOR TOTALS			4,750.00 YTD INVOICED				16,753.00 YTD PAID		950.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION

REPORT TOTALS 967,235.20

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	327	967,235.20

** END OF REPORT - Generated by Shunte11 Dixon **

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123705 13600 CHADRON LLC	111723	10/01/25		80053	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,113.00
	INVOICE: 10874-1								
VENDOR TOTALS			44,963.00	YTD INVOICED			163,334.00	YTD PAID	1,113.00
110532 ACCESS COMMUNITY HOUSING	111703	10/01/25		80054	T	11/01/25	81544100 45904	HOUSING VOUCHER	191.00
	INVOICE: 10316-1								
VENDOR TOTALS			132,968.00	YTD INVOICED			489,013.00	YTD PAID	191.00
123266 AMERICAN NATIONAL REAL ESTATE	111718	10/01/25		80055	T	11/01/25	81544100 45904	HOUSING VOUCHER	539.00
	INVOICE: 9976-1								
VENDOR TOTALS			41,304.00	YTD INVOICED			149,783.00	YTD PAID	539.00
114626 ARANA SR., EDUARDO	111698	09/01/25		80056	T	11/01/25	81544100 45904	HOUSING VOUCHER	185.00
	INVOICE: 6061-1								
	111710	10/01/25		80056	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,124.00
	INVOICE: 6061-1								
VENDOR TOTALS			3,557.00	YTD INVOICED			8,248.00	YTD PAID	1,309.00
101241 BENNETT, MARY E.	111657	07/01/25		80057	T	11/01/25	83440010 45904	HOUSING VOUCHER	2,419.00
	INVOICE: 10727-1								
	111671	08/01/25		80057	T	11/01/25	83440010 45904	HOUSING VOUCHER	2,419.00
	INVOICE: 10727-1								
	111689	09/01/25		80057	T	11/01/25	83440010 45904	HOUSING VOUCHER	2,419.00
	INVOICE: 10727-1								
	111704	10/01/25		80057	T	11/01/25	83440010 45904	HOUSING VOUCHER	2,419.00
	INVOICE: 10727-1								
VENDOR TOTALS			35,134.00	YTD INVOICED			118,253.00	YTD PAID	9,676.00
103417 CITY OF INGLEWOOD	111648	12/01/24		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	707.00
	INVOICE: 8095-1								
	111649	01/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	1,348.28
	INVOICE: 8095-1								
	111650	02/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	1,348.28
	INVOICE: 8095-1								
	111651	03/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	1,348.28
	INVOICE: 8095-1								
	111652	04/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	1,348.28
	INVOICE: 8095-1								
	111653	05/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	1,348.28
	INVOICE: 8095-1								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111654	06/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	1,348.28
	INVOICE: 8095-1								
	111655	07/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	95.40
	INVOICE: 10448-1								
	111656	07/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 8095-1								
	111658	07/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,216.00
	INVOICE: 10448-1								
	111659	07/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,248.00
	INVOICE: 8095-1								
	111669	08/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	95.40
	INVOICE: 10448-1								
	111670	08/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 8095-1								
	111672	08/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,216.00
	INVOICE: 10448-1								
	111673	08/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,248.00
	INVOICE: 8095-1								
	111674	08/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	614.00
	INVOICE: 10762-1								
	111674	08/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10762-1								
	111687	09/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	95.40
	INVOICE: 10448-1								
	111688	09/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 8095-1								
	111690	09/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,216.00
	INVOICE: 10448-1								
	111691	09/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,843.00
	INVOICE: 10762-1								
	111691	09/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10762-1								
	111692	09/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,248.00
	INVOICE: 8095-1								
	111699	10/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10285-1								
	111700	10/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10412-1								
	111701	10/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	95.40
	INVOICE: 10448-1								
	111702	10/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 8095-1								
	111705	10/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,875.00
	INVOICE: 10285-1								
	111706	10/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10412-1								
	111707	10/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	2,216.00
	INVOICE: 10448-1								
	111708	10/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,248.00
	INVOICE: 8095-1								
	111724	10/01/25		80058	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,843.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10762-1								
	111724	10/01/25		80058	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10762-1								
	VENDOR TOTALS		52,228.68	YTD INVOICED			149,520.24	YTD PAID	30,269.29
119168	COSTA, FRANCO								
	111709	10/01/25		80059	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,088.00
	INVOICE: 9234-1								
	VENDOR TOTALS		11,260.00	YTD INVOICED			50,436.06	YTD PAID	1,088.00
119601	EQUITY HOLDINGS, LLC.								
	111695	09/01/25		80060	T	11/01/25	83440010 45904	HOUSING VOUCHER	569.00
	INVOICE: 10710-1								
	111719	10/01/25		80060	T	11/01/25	81544100 45904	HOUSING VOUCHER	37.00
	INVOICE: 10186-1								
	111720	10/01/25		80060	T	11/01/25	83440010 45904	HOUSING VOUCHER	569.00
	INVOICE: 10710-1								
	VENDOR TOTALS		30,664.00	YTD INVOICED			98,680.00	YTD PAID	1,175.00
118833	KANNIKE-MARTINS, JOSEPHINE								
	111725	10/01/25		80061	T	11/01/25	81544100 45904	HOUSING VOUCHER	1,430.00
	INVOICE: 10563-1								
	VENDOR TOTALS		17,309.00	YTD INVOICED			70,475.00	YTD PAID	1,430.00
123700	KSR HAWTHORNE 1 LLC								
	111696	09/01/25		80062	T	11/01/25	82044100 45904	HOUSING VOUCHER	264.00
	INVOICE: 10861-1								
	111721	10/01/25		80062	T	11/01/25	82044100 45904	HOUSING VOUCHER	1,581.00
	INVOICE: 10861-1								
	VENDOR TOTALS		15,998.00	YTD INVOICED			32,386.00	YTD PAID	1,845.00
124021	LAWRENCE AND DONNA COCKE FAMILY TRUST								
	111722	10/01/25		80063	T	11/01/25	82044100 45904	HOUSING VOUCHER	811.00
	INVOICE: 10873-1								
	VENDOR TOTALS		17,735.00	YTD INVOICED			50,595.00	YTD PAID	811.00
115116	MICHAEL, SAMIR								
	111694	09/01/25		80064	T	11/01/25	81544100 45904	HOUSING VOUCHER	803.00
	INVOICE: 10089-1								
	111713	10/01/25		80064	T	11/01/25	81544100 45904	HOUSING VOUCHER	803.00
	INVOICE: 10089-1								
	VENDOR TOTALS		33,281.00	YTD INVOICED			97,526.00	YTD PAID	1,606.00
116979	NATIONAL COMMUNITY RENAISSANCE								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111714	10/01/25		80065	T	11/01/25	81544100 45904	HOUSING VOUCHER	231.00
	INVOICE: 9327-1								
VENDOR TOTALS			94,310.00	YTD INVOICED			310,828.00	YTD PAID	231.00
109774 NEVAREZ, JOSE									
	111693	09/01/25		80066	T	11/01/25	81544100 45904	HOUSING VOUCHER	537.00
	INVOICE: 10696-1								
	111711	10/01/25		80066	T	11/01/25	81544100 45904	HOUSING VOUCHER	985.00
	INVOICE: 10696-1								
VENDOR TOTALS			9,435.00	YTD INVOICED			34,224.00	YTD PAID	1,522.00
124607 THOMURE, KEVIN									
	111660	11/01/24		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111661	12/01/24		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111662	01/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111663	02/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111664	03/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111665	04/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111666	05/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111667	06/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111668	07/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111675	08/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111697	09/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
	111727	10/01/25		80067	T	11/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	308.00
	INVOICE: 10820-1								
VENDOR TOTALS			3,696.00	YTD INVOICED			3,696.00	YTD PAID	3,696.00
122416 THREE RAINBOWS LLC.									
	111715	10/01/25		80068	T	11/01/25	81544100 45904	HOUSING VOUCHER	160.00
	INVOICE: 10830-1								
VENDOR TOTALS			27,062.00	YTD INVOICED			73,246.00	YTD PAID	160.00
103619 TUCKER, LENVILLE H.									
	111716	10/01/25		80069	T	11/01/25	82044100 45904	HOUSING VOUCHER	491.00
	INVOICE: 10536-1								

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TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		18,272.00	YTD INVOICED			61,238.00	YTD PAID	491.00
100596 WATSON, HUBERT								
111717	10/01/25		80070	T	11/01/25	82044100 45904	HOUSING VOUCHER	915.00
INVOICE: 10761-1								
VENDOR TOTALS		44,543.00	YTD INVOICED			187,270.00	YTD PAID	915.00
REPORT TOTALS								58,067.29

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	18	58,067.29

** END OF REPORT - Generated by Shunte11 Dixon **

PAID INVOICES REPORT

CHECK: H111225

TO FISCAL 2025/05 07/01/2024 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
113605 VERIZON WIRELESS	111873	09/23/25		80071	P	11/12/25	81044010 43054	TELEPHONE	89.13
	INVOICE: SP470985090-4								
VENDOR TOTALS			25,165.56	YTD INVOICED			78,344.05	YTD PAID	89.13
								REPORT TOTALS	89.13

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	89.13

** END OF REPORT - Generated by Shunte11 Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF NOVEMBER 12, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Asset Forfeiture Warrants for your approval:

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
11/12/25	11091	11095	ASSET FORFEITURE	91,395.46
* Emergency Issue - for ratification only				<u>91,395.46</u>

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

City Treasurer

City Clerk

PAID INVOICES REPORT

CHECK: AJ111225

TO FISCAL 2025/05 07/01/2024 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
117802 ADVANCED BATTERY SYSTEMS, INC.	111611	09/30/25		11091	T	11/12/25	22210010 47404	MACHINERY & EQUIPMENT	762.06
	INVOICE: 0202225-IN								
VENDOR TOTALS			4,627.52	YTD INVOICED			17,244.74	YTD PAID	762.06
123764 FIRSTTWO, INC.	111610	10/09/25	3062	11092	T	11/12/25	22210010 40514	CONTRACT SERVICES	10,800.00
	INVOICE: 3115								
VENDOR TOTALS			9,600.00	YTD INVOICED			20,400.00	YTD PAID	10,800.00
123457 LEADSONLINE PARENT, LLC	111612	10/15/25	3086	11093	T	11/12/25	22210010 40514	CONTRACT SERVICES	22,491.00
	INVOICE: 421212								
VENDOR TOTALS			21,303.00	YTD INVOICED			43,794.00	YTD PAID	22,491.00
124181 TACTICAL OPERATIONS INC.	111770	10/26/25	2489	11094	T	11/12/25	22210010 40514	CONTRACT SERVICES	55,451.00
	INVOICE: 234								
VENDOR TOTALS			.00	YTD INVOICED			55,451.00	YTD PAID	55,451.00
123386 VITALITY GROUP INTERNATIONAL, INC.	111431	10/15/25		11095	T	11/12/25	22210010 41514	OPERATING SUPPLIES	1,891.40
	INVOICE: 90050342								
VENDOR TOTALS			7,263.28	YTD INVOICED			22,720.71	YTD PAID	1,891.40
REPORT TOTALS									91,395.46

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	5	91,395.46

** END OF REPORT - Generated by Shunte11 Dixon **



AGENDA ITEM NO. 7.

**CITY OF HAWTHORNE
City Council
AGENDA BILL**

For the meeting of 11/12/2025
Originating Department: City Clerk

City Manager: Department Head:

SUBJECT:

Approval of City Council meeting minutes for the regular City Council meetings of October 14, 2025 and October 28, 2025 and the special meetings of September 30, 2025.

RECOMMENDED MOTION:

Staff recommends that the Council approve the regular City Council meetings of October 14, 2025 and October 28, 2025 and the special meetings of September 30, 2025.

DISCUSSION:

The purpose of the minutes are to historically preserve the event of the City Council meetings. The minutes typically describe the event of the meeting and may include a list of attendees, a statement of the issues considered by the participants and related responses or decisions for the issues. It is not a requirement that the minutes be a transcript but instead a historical preservation/ record of the actions, guidance, and directives provided in conducting the wishes and the business of the City of Hawthorne by the said policy making body.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None.

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS

SM 09.30.25

M 10.14.25

M 10.28.25

DRAFT

MINUTES OF A SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD SEPTEMBER 30, 2025

CALL TO ORDER

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Councilmember Manning.

ROLL CALL

Present: Alex Vargas, Mayor; Alex Monteiro, Mayor Pro Tem; Katrina Manning, Council Member; Angie Reyes English, Council Member; Faye Johnson, Council Member

Also Present: Vontray Norris, City Manager
Robert Kim, City Attorney
Diana Cucalon, Deputy City Clerk

ORAL COMMUNICATIONS

No members of the public expressed the desire to speak.

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to California Government Code Sections 54956.8, 54954.5[b])
Properties: Approximately 1.49 acres of land located at 3136 West Rosecrans Ave., Hawthorne, CA 90250
APN 4071-020-001, APN 4071-020-002, APN 4071-020-003, APN 40714071-020-005, APN 4071-020-004 and
APN 4071-013-025.
City Negotiator: Vontray Norris, City Manager
Negotiating Parties: Keller Williams Realty/John Hanley
Under Negotiation: Price and Terms

No members of the public expressed the desire to speak on the closed session item.

Mayor Pro Tem Alex Monteiro recessed the meeting at 5:43pm.

Mayor Alex Vargas called the meeting back to order at 7:10pm.

City Attorney Robert Kim reported out, Council voted unanimously to move forward with the transaction without an extension.

City Attorney Robert Kim announced to Council they would receive his letter of resignation the next day.

ADJOURNMENT

CERTIFICATION

Passed and approved this 12th day of November 2025.

Dayna Williams-Hunter
City Clerk

DRAFT

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD OCTOBER 14, 2025

CALL TO ORDER

Mayor Alex Vargas called the meeting to order at 6:12pm.

INVOCATION

Pastor John L. Jefferson gave the evening's invocation.

PLEDGE OF ALLEGIANCE

Commissioner Manuel Balboa led the pledge of allegiance.

ROLL CALL

Present: Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Katrina Manning; Council Member Angie Reyes English; Council Member Faye Johnson

Also City Manager Vontray Norris; Acting City Attorney David Caceres; City Clerk Dayna Williams-Hunter; City Present: Treasurer Marie Poindexter-Hornback

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Proclamation- Pastor John L. Jefferson, Del Aire Baptisit (F. Johnson)
2. Bulky Item Presentation - Public Works
3. Dr. Brian Markarian, Hawthorne School District (A. Monteiro)
4. Supplemental Law Enforcement Services- Hawthorne Police Department
5. Good Neighbor Award- Human Resources

ORAL COMMUNICATIONS

Pat Donaldson, announced three events and introduced new business members to the Hawthorne chambers.

Elena Maloney, provided information about New Star Family Justice Center and requested a proclamation.

Pastor Greg Guich, announced a breakfast open to the public.

Gordon Micheal Migo, gave a speech regarding various concerns

Richard Harrison, expressed various concerns

Lawndale High school Students, requested a right turn only traffic sign on Inglewood and El Segundo

Rueben Sanchez, expressed concerns regarding dumping

Dion Evans, requested an investigation

Carol Maston, expressed gratitude

Rob Williams, announced an update about the dodgers.

Item 24 was acknowledged at this time, please see votes in Discussion Action Items Item 24

CITY CLERK'S CONSENT CALENDAR

6. The City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:

Staff Recommends that the City Council approve the warrants issued for the period of 09/24/2025 to 10/14/2025 for a total of \$3,440,774.83

7. Approval of City Council meeting minutes for the regular City Council meetings of June 10, 2025, July 8, 2025, August 26, 2025 and September 9, 2025.
8. Approval of waiver of full readings of resolutions and ordinances on Tuesday, October 14, 2025's agenda. Motion to waive full readings.

RESOLUTIONS

9. RESOLUTION NO. 8558 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING SUPPORT FOR WOMEN BASKETBALL PLAYERS AND URGING THE WOMEN'S NATIONAL BASKETBALL ASSOCIATION TO NEGOTIATE EQUITABLE CONTRACTS THAT PROVIDE WAGES AND BENEFITS, AND IMPROVED WORKING CONDITIONS THAT PRIORITIZE THEIR HEALTH, SAFETY, AND HOLISTIC WELL-BEING

RECOMMENDED MOTION:

Staff Recommends that the City Council adopt Resolution No. 8558

Mayor Alex Vargas moved, Mayor Pro Tem Monteiro seconded to approve the City Clerk's Consent calendar (Items 6-9).

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

ORDINANCES

(None at this time)

BIDS: OPENINGS & RESULTS

10. Publicly receive, open, declare sealed request for bids and award a contract for the City of Hawthorne, Mi California Commercial Facade Project.

RECOMMENDED MOTION:

1. Staff recommends that Council accept the proposals for recommendation and study.
2. Authorize the City Manager to receive and award the contract to the lowest responsible bidder.

Councilmember Reyes English moved, Mayor Pro Tem Monteiro seconded to accept.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

PUBLIC HEARINGS

(None at this time)

GENERAL MATTERS

(None at this time)

CITY MANAGER'S CONSENT CALENDAR

11. Alley Improvement Project (Project # 25-08) - Out to Bid

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Plans and Specifications and authorize the Director of Public Works to advertise for construction bids with a return date of December 9, 2025.

12. Appointment of volunteers to the General Plan Advisory Committee (GPAC).

RECOMMENDED MOTION:

Approve the slate of applicants for the GPAC

13. Professional Services Agreement between City of Hawthorne and Deckard Technologies to provide monitoring and compliance assistance with short-term rentals.

RECOMMENDED MOTION:

Approve the agreement.

14. Accepting the Grant of Funds from the U.S. Department of Homeland Security, Federal Emergency Management Agency to Update the City of Hawthorne's Hazard Mitigation Plan.

RECOMMENDED MOTION:

Staff recommends that the City Council accept the grant award in the amount of \$165,000, encumber for the same and approve the blanket purchase order for a yet to be determined consultant.

15. Progress Payment #8 in the amount of \$784,411.91 due to PCN3 Inc of Los Alamitos, CA for City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #8 and Change Order #5 to PCN3 Inc of Los Alamitos, CA

16. Agreement between the City of Hawthorne ("City") and Constant and Associates, Inc. ("Consultant") to update the City's Local Hazard Mitigation Plan.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Agreement and authorize the City Manager (or his designee) to enter into and execute the Agreement on the City's behalf.

17. Progress Payment #1 in the amount of \$403,716.94 due to Chapman Coast Roof Co., Inc. of Fullerton, CA for Hawthorne Police Department Roof Replacement Project (Project #25-09)

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #1 for Chapman Coast Roof Co. Inc. of Fullerton, CA.

18. Progress Payment #5 and Final Acceptance for the third contract year and award of maintenance contract extension to Martinez Landscape Company, Inc. of Sylmar, CA for General Maintenance (Project 22-05).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment, Change orders 8 through 10, and Final Acceptance of the third maintenance contract term, and exercise option pursuant to section 6-1.1 of the contract agreement to ratify and authorize an extension from December 2025, to December 2026, the second extension from December 2026, to December 2027, and the third extension from December 2027, to December 2028, for the General Maintenance to Martinez Landscape Company Inc. of Sylmar, CA.

19. Fiscal Year 2025/26 Blanket Purchase Orders for the Housing Department.

RECOMMENDED MOTION:

Staff recommends the Council approve Fiscal Year 2025/26 Blanket Purchase Orders (BPO's) for services in a total amount not to exceed \$1,034,720.

20. Progress Payment #1 in the amount of \$354,333.18 due to American Wholesale Lighting of Livermore, CA for the Police Department Lighting Project.

RECOMMENDED MOTION:

Approve this Progress Payment #1 and Change Order #1 to American Wholesale Lighting of Livermore, CA.

21. Agreement Between the City of Hawthorne and the City of Gardena For Supplemental Law Enforcement (Medical Director)

Services.

RECOMMENDED MOTION:

Staff recommends the City Council approve and ratify the City Manager's execution of the Agreement Between the City of Hawthorne and the City of Gardena for supplemental law enforcement (Medical Director) services.

22. Measure M Funding Agreement MM5507.18 Between the City of Hawthorne and the Metropolitan Transportation Authority to Design Street Improvements for the 135th Street Improvement Project and Appropriation of \$160,000 from the General Fund Balance for this Project.

RECOMMENDED MOTION:

Staff recommends that the City Council accept the grant and approve and authorize the City Manager to execute the Funding Agreement and all future amendments and appropriate \$160,000 from the General Fund balance to Account Number 291-5502-XXX-40014 for the project to design street improvements for the 135th Street Improvement Project.

23. Measure M Funding Agreement MM5507.19 Between the City of Hawthorne and the Metropolitan Transportation Authority to Design Street Improvements for the Inglewood Avenue Improvement Project and Appropriation of \$130,000 from the General Fund Balance for this Project.

RECOMMENDED MOTION:

Staff recommends that the City Council accept the grant and approve and authorize the City Manager to execute the Funding Agreement and all future amendments and appropriate \$130,000 from the General Fund balance to Account Number 291-5502-XXX-40014 for the project to design street improvements for the Inglewood Avenue Improvement Project.

Councilmember Reyes English moved, Mayor Pro Tem Monteiro seconded to approve the City Manager's Consent Calendar. (Items 11,14-21, and23)

Councilmember Reyes English pulled items 12,13,and 22

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Councilmember Reyes English moved, Mayor Pro Tem Monteiro seconded to approve item 12

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Councilmember Reyes English moved, Councilmember Johnson seconded to approve Item 13

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Councilmember Reyes English moved, Mayor Pro Tem Monteiro seconded to approve Item 22

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

CITY ATTORNEY'S CONSENT CALENDAR

(None at this time)

DISCUSSION/ACTION ITEMS

24. Nominations of Commissioners for Planning, Parks, Recreation & Fine Arts, Senior Citizens' and Youth Commissions. (A. Vargas)

Planning Commission:

Mike Talleda

Mayor Alex Vargas moved, Councilwoman Katrina Manning seconded.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Stephen Nellman

Mayor Alex Vargas moved, Mayor Pro Tem Monteiro seconded.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Parks, Recreation & Fine Arts Commission:
Greg Guich

Mayor Alex Vargas moved, Councilmember Johnson seconded.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Jessica Romero

Mayor Alex Vargas moved, Mayor Pro Tem Monteiro seconded.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Senior Citizens' Commission :
Juanita Douse

Mayor Alex Vargas moved, Mayor Pro Tem Monteiro seconded.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Youth Commission:
Richard Harrison

Mayor Alex Vargas moved, Mayor Pro Tem Monteiro seconded

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Jesus Lemus

Mayor Alex Vargas moved, Councilmember Johnson seconded

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

Nuzhath Samira

Mayor Alex Vargas moved, Councilmember Johnson seconded

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

25. Construction Industry Transparency Ordinance (K. Manning)

RECOMMENDED MOTION:

There was no motion taken.

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

Councilmember Faye Johnson, requested additional information regarding the cease and desist.

Councilmember Katrina Manning, requested City Council be provided with any transactional documents related to the sale/purchase of any real property before completion.

Councilmember Angie Reyes English, requested resolutions to acknowledge breast cancer awareness month and domestic violence awareness. Councilmember Reyes English requested a cease and desist for a union group, including a stay away order. She also requested "No Trespassing " signage at all worksites, starting with Doty and El Segundo.

Mayor Pro Tem Alex Monteiro, requested a presentation for Generation Connect.

Mayor Alex Vargas, requested Hawthorne resident priority registration for park and recreation activities. Mayor Vargas

requested additional information regarding the cease and desist.

CLOSED SESSION
(None at this time)

ADJOURNMENT

The evening's council meeting was adjourned at 9:19pm.

CERTIFICATION

Passed and approved this 12th day of November 2025.

Dayna Williams-Hunter
City Clerk

DRAFT

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD OCTOBER 28, 2025

CALL TO ORDER

Mayor Alex Vargas called the evening's meeting to order at 6:06pm.

INVOCATION

Pastor Greg Guich gave the evening's invocation.

PLEDGE OF ALLEGIANCE

Councilwoman Faye Johnson led the pledge of allegiance.

ROLL CALL

Present: Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Katrina Manning; Council Member Angie Reyes English; Council Member Faye Johnson

Also Present: City Manager Vontray Norris; Interim City Attorney David Caceres; City Clerk Dayna Williams-Hunter

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Robert Harris, Deputy Fire Chief -- County of Los Angeles Fire Department (Fire Services Contract)

Councilwoman Reyes English requested a regular report from the Fire station for the Council to stay informed on general information.

2. The Chief of Police will acknowledge the US military veterans currently serving with the Hawthorne Police Department. The Chief of Police will also address the City Council and community on his pending retirement. (F. Johnson)

Mayor and Council presented Police Cher, Gary Tomatani a proclamation in honor of his retirement from the City of Hawthorne and shared their various sentiments.

3. SBCCOG Micromobility: "The Missing Mode in Transportation" (A. Monteiro)
4. New Star Family Justice Center Recognition, Domestic Violence Prevention Month (A. Reyes English)
5. Proclamation for Ricky Richardson (A. Reyes English)
6. Sports Basement -- (K. Manning)

ORAL COMMUNICATIONS

There were five speakers from the public.

CITY CLERK'S CONSENT CALENDAR

7. The City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:

Staff Recommends that the City Council approve the warrants issued for the period of 10/15/2025 to 10/28/2025 for a total of \$4,486,950.88.

8. Approval of waiver of full readings of resolutions and ordinances on Tuesday, October 28, 2025's agenda. Motion to waive full readings.

RESOLUTIONS

9. RESOLUTION NO. 8559, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING OCTOBER 2025 AS "BREAST CANCER AWARENESS MONTH" IN THE CITY OF HAWTHORNE, CALIFORNIA.

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8559

10. RESOLUTION NO. 8560, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING OCTOBER 2025 AS "DOMESTIC VIOLENCE AWARENESS MONTH."

RECOMMENDED MOTION:

Staff Recommends that the City Council adopt Resolution No. 8560

11. RESOLUTION NO. 8561, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, IN SUPPORT OF THE CROWN ACT ("SB 188").

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8561.

Councilwoman Reyes English moved, Mayor Pro Tem Monteiro seconded to approve the City Clerk's consent calendar (Items 7-11)

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

ORDINANCES

(None at this time)

BIDS: OPENINGS & RESULTS

12. Bid Opening for Holly Park Restroom Renovation (Project # 25-07)

THERE WERE 6 BIDS RECEIVED. ALL WERE ACCOMPANIED BY BIDDERS BOND.

THE PRICES ARE AS FOLLOWS:

PUB CONSTRUCTION	\$1,439,000
Diamond Bar, CA	

JERMAX CONSTRUCTION INC	\$779,000
San Fernando, CA	

STEADY SOLUTIONS, INC.	\$1,047,787
Westlake Village, CA	

KLASSIC ENGINEERING & CONSTRUCTION	\$1,144,500
Orange, CA	

FAR WEST CONTRACTORS	\$1,318,880
Placentia, CA	

NEWMAN MIDLAND CORP	\$1,242,090
Long Beach, CA	

Councilwoman Reyes English moved, Mayor Pro Tem Monteiro seconded to accept the bids.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None

PUBLIC HEARINGS

(None at this time)

GENERAL MATTERS

(None at this time)

CITY MANAGER'S CONSENT CALENDAR

13. Measure M Funding Agreement MM5507.16 Between the City of Hawthorne and the Metropolitan Transportation Authority to Design Street Improvements for the Jack Northrop Improvement Project and Appropriation of \$200,000 from the General Fund Balance for this Project.

RECOMMENDED MOTION:

Staff recommends that the City Council accept the grant and approve and authorize the City Manager to execute the Funding Agreement and all future amendments and appropriate \$200,000 from the General Fund balance to Account Number 291-5502-XXX-40014 for the project to design street improvements for the Jack Northrop Improvement Project.

14. Measure M Funding Agreement MM5507.17 Between the City of Hawthorne and the Metropolitan Transportation Authority to Design Street Improvements for the Van Ness Improvement Project and Appropriation of \$200,000 from the General Fund Balance for this Project.

RECOMMENDED MOTION:

Staff recommends that the City Council accept the grant and approve and authorize the City Manager to execute the Funding Agreement and all future amendments and appropriate \$200,000 from the General Fund balance to Account Number 291-5502-XXX-40014 for the project to design street improvements for the Van Ness Improvement Project.

15. Award of Contract for Holly Park Restroom Renovation (Project # 25-07)

RECOMMENDED MOTION:

Staff recommends that the City Council authorize the City Manager or his designee to award the contract to the lowest responsive and responsible bidder.

16. Approval of an Agreement Between the City of Hawthorne and the Los Angeles County Sheriffs Department for Costs Related to Academy Recruit Training.

RECOMMENDED MOTION:

Staff recommends that the City Council approve and authorize the City Manager to execute the Agreement between the City of Hawthorne and the Los Angeles County Sheriffs Department establishing a fee structure for costs related to Academy Recruit Training.

17. Fourth Amendment to the Consultant Agreement for Design Services ("Fourth Amendment") between the City of Hawthorne ("City") and Office Untitled ("Consultant").

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Fourth Amendment and authorize the City Manager to execute the fourth amendment to the consultant agreement.

Mayor Alex Vargas moved, Mayor Pro Tem Monteiro seconded to approve the City Manager's consent calendar (Items 13-17)

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.

NOES: None

CITY ATTORNEY'S CONSENT CALENDAR

18. Claim for personal injury and physical assault by Montae J. Collins.

RECOMMENDED MOTION:

Staff recommends that the City Council deny the claim by Montae J. Collins.

Councilwoman Reyes English moved, Mayor Pro Tem Monteiro seconded to approve the City Attorney's consent calendar (Items 18)

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.

NOES: None

DISCUSSION/ACTION ITEMS

19. Request for Proposal (RFP): Commercial Real Estate Brokerage Services - K. Manning

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

City Clerk **Dayna Williams-Hunter** thanked Police Chief Gary Tomatani for his 31 years of service

Councilwoman **Faye Johnson** requested to adopt a system in which council directives must be voted on.
Acting City Attorney David Caceres referred to Municipal Code Section 2.06.230

-\$350 Donation to Pastor Greg Guich

Councilwoman **Katrina Manning**

-\$300 Stipend donation to Pastor Greg Guich's Thanksgiving

-

Councilwoman **Angie Reyes English**

-requested \$250 of her stipend to go towards community feeding.

-requested \$250 towards Ministers Associations

-Certificate/ Plaque for Robert Kim's 30 yrs of service

-Decorum Update to Language and Reading

Mayor Pro Tem **Alex Monteiro** gave no directives.

Mayor **Alex Vargas** gave no directives.

Councilmember Johnson motioned, Mayor Pro Tem seconded to require a vote on each council directive.

ROLL CALL AYES: Councilmembers Johnson, Mayor Pro Tem Monteiro, Mayor Vargas.

NOES: Councilmembers Manning and Reyes English

Mayor Vargas motioned, Councilmember Johnson seconded against any further amendments to the decorum rule.

ROLL CALL AYES: Councilmembers Johnson, Mayor Vargas.

NOES: Councilmembers Manning and Reyes English

ABSTAIN: Mayor Pro Tem Monteiro

CLOSED SESSION

(None at this time)

ADJOURNMENT

This meeting was adjourned at 9:16pm

CERTIFICATION

Passed and approved this 12th day of November 2025.

Dayna Williams-Hunter
City Clerk



AGENDA ITEM NO. 9.

**CITY OF HAWTHORNE
City Council
AGENDA BILL**

For the meeting of 11/12/2025
Originating Department: Housing

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8562

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR LOAN GUARANTEE ASSISTANCE UNDER SECTION 108 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

RECOMMENDED MOTION:

The staff recommends that the City Council:

1. Adopt Resolution No. 8562.
2. Authorize the City Manager, or designee, to enter into the loan and execute all loan or loan-related documents.

DISCUSSION:

The City seeks to secure funds necessary for certain capital improvement projects eligible under Title I of the Housing and Community Development Act of 1974. The City Manager and Director of Housing submitted an application to the U.S. Department of Housing and Urban Development (HUD) for a \$5,889,800 Section 108 Loan Guarantee, in an amount equal to five times the City's annual Community Development Block Grant entitlement award. On February 18, 2025, HUD approved the City's request for the Section 108 Loan Guarantee (Section 108 Loan) in the amount of \$5,889,000 and transmitted the Contract for Loan Guarantee Assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, 42 U.S.C. §5308 (Section 108 Contract), along with the associated implementing documents, to the City for execution. As required under the Section 108 Contract, the City must pledge certain collateral by preparing, executing, and maintaining custody of security documents. The following real properties shall be included in the Borrower Authorization and Pledge of Security for the Section 108 Loan: 11529 Gale Avenue; 11537 Gale Avenue; 11605 Gale Avenue; 12529 Truro Avenue; 12720 Grevillea Avenue; and 11605 Hawthorne Boulevard. The Section 108 Contract and associated implementing documents are necessary to receive \$5,889,800 in Section 108 loan-guarantee proceeds to improve the Senior Center (Project No. 24-03) and to improve Eucalyptus and Ramona Parks (Project No. 24-07).

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None

FISCAL IMPACT:

None. The City of Hawthorne intends to repay the Section 108 Loan principal, interest, and associated fees over a period of 20 years using proceeds from its annual Community Development Block Grant entitlement awards.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Resolution - 8562 HUD Section 108 Loan

RESOLUTION NO. 8562

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR LOAN GUARANTEE ASSISTANCE UNDER SECTION 108 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, to secure funds necessary for certain Capital Improvement Projects eligible under Title I of the Housing and Community Development Act of 1974, the City Manager and Director of Housing submitted an application to the U.S. Department of Housing and Urban Development (HUD) for a \$5,889,800 Section 108 Loan Guarantee in the maximum amount of five times the City's annual Community Development Block Grant entitlement award; and

WHEREAS, on February 18, 2025, HUD approved the City's request for the Section 108 Loan Guarantee (Section 108 Loan) in the amount of \$5,889,000; and

WHEREAS, HUD has transmitted the Contract for Loan Guarantee Assistance Under Section 108 of the Housing and Community Development Act of 1974, as amended, 42 U.S.C. §5308 (Section 108 Contract) and associated implementing documents to the City for execution; and

WHEREAS, the City of Hawthorne intends to repay the Section 108 Loan principal, interest, and associated fees over a period of 20 years using proceeds from its annual Community Development Block Grant entitlement awards; and

WHEREAS, the City of Hawthorne is required to pledge certain collateral under the Section 108 Contract by preparing, executing, and maintaining custody of certain security documents; and

WHEREAS, execution of the Section 108 Contract and associated implementing documents is necessary to receive \$5,889,800 of Section 108 loan guarantee proceeds to improve the Senior Center (Project No. 24-03); and to improve Eucalyptus and Ramona Parks (Project No. 24-07).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hawthorne does hereby find, determine and order as follows:

Section 1. The City Council of the City of Hawthorne, California, hereby incorporates by reference all the recitals herein and finds that they are true and correct.

Section 2. The Section 108 Contract is approved and the City Manager is authorized to execute all said Agreements.

Section 3. The following officials to be included on the Authorized Signature Card for

Payment of Vouchers on the Letter of Credit for the Section 108 Loan: Vontray Norris, City Manager; Felice Lopez, Director of Finance; Kimberly Mack, Director of Housing; Akbar Farokhi, Director of Public Works.

Section 4. The following real properties shall be included in the Borrower Authorization and Pledge of security for the Section 108 Loan: 11529 Gale Avenue; 11537 Gale Avenue; 11605 Gale Avenue; 12529 Truro Avenue; 12720 Grevillea Avenue; and 11605 Hawthorne Blvd. The City Attorney shall prepare appropriate security documents for each property as required by the Section 108 Contract, to be executed by the City Manager and recorded with the County of Los Angeles Clerk-Recorder as appropriate. Such security documents shall incorporate mechanisms for the City Manager or Director of Finance to administratively release the Pledge of security for each property over time as the Section 108 loan is repaid, in accordance with the Section 108 Contract.

Section 5. The City Manager and Director of Finance are authorized to identify a third-party custodian and enter into a Custodial Agreement for the third-party custodian to hold the Section 108 loan security documents. Alternatively, at the discretion of the City Manager, the City Clerk may maintain custody of the security documents and execute the functions of custodian as allowed by HUD.

Section 6. The City Manager and Director of Finance shall, as appropriate, take all steps necessary to release the Pledge of security for each property over time as the Section 108 loan is repaid, in accordance with the Section 108 Contract.

Section 7. The City Clerk shall certify to the adoption of this Resolution and thereafter the same shall be in full force and effect.

PASSED, APPROVED, and ADOPTED this 12th day of November 2025.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, Int. City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 10.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8563

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA
APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND WATER
TOWER PARK DEVELOPMENT PROJECT.**

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8563

DISCUSSION:

On February 14, 1963, President Kennedy's Administration proposed legislation to establish a "Land and Water Conservation Fund" (LWCF) to assist states in planning, acquisition, and development of recreation lands. With bipartisan support, President Kennedy signed it into law on September 3, 1964. On August 4, 2020, the Great American Outdoors Act (GAOA) was signed into law, authorizing \$900 million nationwide annual in permanent funding for LWCF.

The LWCF grants provide funding for the acquisition or development of land to create new outdoor recreation opportunities for the health and wellness of Californians. This grant is a funding opportunity available to local agencies in the State of California and is awarded through a competitive program. The City of Hawthorne will be developing the new 2.1 acre Water Tower Park in the City of Hawthorne by constructing a new all-abilities playground, multisport court, walking trail with fitness stations, shaded picnic and gathering area, and public art, landscaping and lighting throughout the park.

As part of the LWCF Program application process, the City must obtain authorization from the City Council in the form of a signed resolution. The authorizing resolution certifies the City will abide by the terms and conditions of the grant funds and delegates authority to the City Manager, or his designee, to conduct all negotiations and execute and submit all documents. The City is filing for funding assistance for the proposed Water Tower Park Development Project and, if awarded, is eligible to receive up to \$2.5 million through the LWCF Program.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

This grant will help develop a branding program for the City. If awarded, the grant will be used to aid in designing a greener and environmentally friendly City by adding green spaces, incorporating public art and sustainable landscaping and lighting.

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Resolution 8563

RESOLUTION NO. 8563

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND WATER TOWER PARK DEVELOPMENT PROJECT

WHEREAS, the Congress under Public Law 88-578 has authorized the establishment of a federal Land and Water Conservation Fund Grant-In-Aid program, providing matching funds to the State of California and its political subdivisions for acquiring lands and developing Facilities for public outdoor recreation purposes; and

WHEREAS, the California Department of Parks and Recreation is responsible for administration of the program in the State, setting up necessary rules and procedures governing applications by local agencies under the program; and

WHEREAS, the applicant certifies by resolution the approval of the application and the availability of eligible matching funds prior to submission of the application to the State; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF
HAWTHORNE HEREBY FINDS, DETERMINES AND RESOLVES AS
FOLLOWS:**

SECTION 1. Approves the filing of an application for Land and Water Conservation Fund assistance for the proposed Water Tower Park Development Project.

SECTION 2. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and

SECTION 3. Agrees to abide by 54 U.S.C. §200305(f)(3) which requires, “No property acquired or developed with assistance under this section shall, without the approval of the National Secretary of the Interior, be converted to other than public outdoor recreation uses. The Secretary shall approve such conversion only if the Secretary finds it to be in accord with the then existing comprehensive statewide outdoor recreation plan and only upon such conditions as the Secretary deems necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location.”.

SECTION 4. Certifies that said agency has matching funds from eligible source(s) and can finance 100 percent of the project, which up to half may be reimbursed; and

SECTION 5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

SECTION 6. Appoints Vontray Norris, City Manager, or his designee, as agent of the applicant to conduct all negotiations and execute and submit all documents, including, but not limited to, applications, contracts, amendments, payment requests, and compliance with all applicable current state and federal laws which may be necessary for the completion of the aforementioned project.

PASSED, APPROVED AND ADOPTED this 12th day of November, 2025.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, Interim City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 11.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8565

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING THE MONTH OF NOVEMBER 2025 AS "NATIVE AMERICAN HERITAGE MONTH" IN HAWTHORNE.

RECOMMENDED MOTION:

Staff Recommends that the City Council adopt Resolution No. 8565.

DISCUSSION:

In 1915, Red Fox James, a member of the Blackfeet Nation, rode across the nation on horseback seeking approval from 24 state governments to have a day to honor indigenous peoples. Although he presented the resolutions to the White House on Dec. 14, 1915, the Library of Congress reports that there is no record of such a day ever being proclaimed. The following year in 1916, New York became the first state to declare an "American Indian Day" to acknowledge the many contributions and achievements of Native peoples. In 1986, Congress called upon President Ronald Reagan to designate the week of November 22-28, 1987, as "American Indian Week." In 1990, President George H.W. Bush officially approved a joint resolution proclaiming November as "National American Indian Heritage Month," commonly referred to as Native American Heritage Month or American Indian and Alaska Native Heritage Month. Similar proclamations have been issued every year since 1994.

Throughout history, Indigenous Peoples have faced violence and devastation that has tested their limits. For generations, it was the shameful policy of the United States to remove Indigenous Peoples from their homelands; force them to assimilate; and ban them from speaking their own languages, passing down ancient traditions, and performing sacred ceremonies. Countless lives were lost, precious lands were taken, and their way of life was forever changed. In spite of unimaginable loss and seemingly insurmountable odds, Indigenous Peoples have survived, persisted, continue to be an integral part of the fabric of the community.

America is a vast land of many cultures dating back thousands of years to the original inhabitants of the land. History, heritage, and culture of the Indigenous Communities is an integral part of communities across the country. Los Angeles County is home to more Native American/Alaska Natives than any other county across the United States. The County sits on unceded territory of the Chumash, Tongva, and Tataviam.

Native American Heritage Month is a time to celebrate rich and diverse cultures, traditions, and histories and to acknowledge the important contributions of Native people. It is also an opportunity to educate the public about the Indigenous People across the United States. This month is often celebrated with community gatherings and festivals and government and educational activities. Several federal agencies, including the National Archives, National Endowment for the Humanities, Library of Congress,

and National Park Service acknowledge and celebrate this month through various methods. They collect special educational resources and historical documents, share history and heritage through special events and exhibitions, and feature cultural resources and sites that are significant to the indigenous communities.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

None

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Reso 8565

RESOLUTION NO. 8565

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF HAWTHORNE, CALIFORNIA PROCLAIMING THE
MONTH OF NOVEMBER 2025 AS “NATIVE AMERICAN
HERITAGE MONTH” IN HAWTHORNE**

WHEREAS, as early as 1916, New York became the first state to declare an “American Indian Day” to acknowledge the many contributions and achievements of Native peoples; and,

WHEREAS, the event resulted from efforts by Red Fox James, a member of the Blackfeet Nation, who rode across the nation on horseback seeking approval from 24 state governments to have a day to honor indigenous peoples; and,

WHEREAS, in 1986, Congress called upon President Ronald Reagan to designate the week of November 22-28, 1987, as “American Indian Week”; and,

WHEREAS, in 1990, President George H.W. Bush officially approved a joint resolution proclaiming November as “National American Indian Heritage Month,” now commonly referred to as Native American Heritage Month or American Indian and Alaska Native Heritage Month; and,

WHEREAS, numerous states have Native American Day which falls on various days between the months of September and October depending on the state; and,

WHEREAS, Indigenous Peoples Day and Native American Heritage Month is a time to celebrate rich and diverse cultures, traditions, and histories, to acknowledge the important contributions of Native people, and to educate the public about the indigenous people across the United States; and,

WHEREAS, this month is often celebrated with community gatherings, festivals and government and educational activities; and,

WHEREAS, America is a vast land of many cultures dating back thousands of years to the original inhabitants of the land and the history, heritage, and culture of the Indigenous Communities is an integral part of communities across the country; and,

WHEREAS, California is home to the largest and most diverse population of Indigenous Peoples prior to European contact and inherits a rich, indigenous cultural legacy while bearing the responsibility of its historical role in the near-destruction of California Native Peoples through their violent dislocation.

WHEREAS, Los Angeles County is home to more Native American/Alaska Natives than any other county across the United States; and,

WHEREAS, The County of Los Angeles sits on unceded territory of the Chumash, Tongva, and Tataviam and,

WHEREAS, the City of Hawthorne is committed to lifting Native American stories and the cultures, and seeks to build a stronger foundational relationship between the City and the local Indigenous Community.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, hereby resolves as follows:

Section 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

Section 2. The City Council of the City of Hawthorne hereby proclaims the month of November 2025 as “Native American Heritage Month” in Hawthorne.

Section 3. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Council of the City.

Section 4. This resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF _____, 2025.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, Interim City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 12.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8566

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA,
APPROVING BUDGET ALLOCATIONS FOR SPECIFIED ELECTED OFFICIALS FOR THE 2025-2026
FISCAL YEAR.**

RECOMMENDED MOTION:

Staff Recommends that the City Council vote to adopt Resolution No. 8566

DISCUSSION:

In July of 2011, the City Council approved a "budget policy" allocating to each elected official an amount to be used for donation to organizations sponsoring events in the City of Hawthorne. Since then, the City Council adopted a series of resolutions which have reaffirmed the original "budget policy" providing that the budget allocations only be used for community events approved by the City Council, that no elected official be permitted to donate to any event sponsored or co-sponsored by an organization to which that elected official is a board member, and that reports be filed no later than 45 days after the event has taken place.

On September 24, 2019, Hawthorne World Fest was added as an approved community event. For the fiscal years 2019-2020 and 2020-2021, Resolution No. 8197 repealed the budget allocations due to the cancelation of events caused by the state of emergency related to the spread of COVID-19. On June 28, 2022 the City Council adopted Resolution No. 8368 which re-instituted the budget allocations, increase the amount per council member from \$1,000 to \$2,000 for the fiscal year of 2022-2023, and update the eligible list attached as "Exhibit A." On March 28, 2023 the City Council voted to add three additional events to "Exhibit A". In August 2023, City Council adopted Resolution 8426, reauthorizing the budget policy and allocations for the 2023-24 fiscal year and adopted Resolution 8434 in October of the same year, increasing the allocation amounts to \$3,000. Finally, in June 2024, City Council adopted Resolution No. 8474 reauthorizing the budget policy and allocations for the 2024-2025 fiscal year, adding the Annual toy Giveaway and Annual Operation Gobble and removing the Wiseburn Educational Foundation from the list of City Sponsored Events. In July of the same year, council added four more events: Hawthorne Autism Awareness Walk, Education First, Langston Bar Association Legal Clinic, and Hawthorne Community Car Show.

This resolution will create the budget allocations for the 2025-2026 fiscal year and update "Exhibit A" to include newly added events. The following are the requirements for any group seeking a city council member's discretionary allocation:

- Events qualifying for city financial assistance must demonstrate a public benefit to the community by promoting cohesiveness, education, safety, health, or cultural awareness that yield significant

improvement in basic living conditions for residents of Hawthorne.

- The organization responsible for the event must demonstrate a history of sources of funding, including private funding or the event seeking city financial support.
- Appropriate use of budget allocations includes food, beverage, rental fees and advertising costs of an event. It will not include costs for staff time, such as employees in the public works, code enforcement or police department.
- The City Manager or his designee shall determine the appropriate documentation required for funding the event.
- Organizations receiving funding must agree not to discriminate against individuals or groups based upon race, color, national origin, ancestry, sex, religion, age, marital status, sexual orientation, gender expression, disability or political affiliation.
- Events funded through the Budget Allocation process must be open to residents of the City of Hawthorne. No City funds may be used for private, political or fundraising purposes.
- The City Manager or his designee may adopt additional criteria, guidelines and details to these policies so long as they are consistent with the rules contained herein.
- No elected official may donate any part of the official's budget allocation to any event sponsored or co-sponsored by an organization for which that elected official is a board member.
- Elected Officials are required to file a disbursement report with both the Finance Director and City Clerk. The disbursement report will be kept on file as a public record in the City Clerk's Department and will also be posted on the City Website.

Finally, the Hawthorne/Lawndale Ministerial Association Thanksgiving Luncheon will be added to Exhibit A.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

\$15,000.00 which will be allocated in the 2025-2026 budget.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Reso 8566

Exhibit A

Exhibit B

RESOLUTION NO. 8566

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING BUDGET ALLOCATIONS FOR SPECIFIED ELECTED OFFICIALS FOR THE 2025-2026 FISCAL YEAR.

WHEREAS, on July 12, 2011, the City Council adopted a “budget policy” allocating to each elected official an amount (“budget allocation”) to be used for donation to organizations sponsoring events in the City of Hawthorne; and

WHEREAS, since the adoption of the “budget policy,” City Council has annually reaffirmed the policy, including, in part, that the budget allocations only be used for community events approved by the City Council, that no elected official be permitted to donate to any event sponsored or co-sponsored by an organization to which that elected official is a board member, and that reports be filed no later than 45 days after the event has taken place; and

WHEREAS, on May 18, 2019, Resolution No. 8097 approved affirmation of the said policy and the budget allocation in the amount of \$1,000 per each member of the City Council for an expanded list of events for fiscal year 2019-2020; and

WHEREAS, on September 24 2019, the City Council approved Hawthorne World Fest as an additional community event; and

WHEREAS, on May 26, 2020, Resolution No. 8197 repealed the budget allocation for fiscal years 2019-2020 and 2020-2021 as all events were canceled due to the state of emergency caused by the COVIC-19 world pandemic; and

WHEREAS, on April 12, 2022, Resolution No. 8350 approved affirmation of the said policy and the budget allocation in the amount of \$1,000 per each member of the City Council for an expanded list of events for fiscal years 2021-2022 and 2022-2023; and

WHEREAS, on June 28, 2022, Resolution No. 8368 reaffirmed said budget policy, further updated the list of events eligible to receive budget allocations from an elected official (attached as “Exhibit A”), and increases the budget allocation to \$2,000 to members of the City Council, including the Mayor for the fiscal year of 2022- 2023; and

WHEREAS, on March 28, 2023 and pursuant to Section 11 of Resolution No. 8368, City Council voted to add a Mother’s Day Event, Women’s History Month and Women’s Resources Fair to the list of City Sponsored Events; and

WHEREAS, on August 8, 2023, the City Council adopted Resolution No. 8426 allocating a budget of \$2,000 per each member of the City Council for the 2023-2024 fiscal year for the aforementioned community events; and

WHEREAS, on October 10, 2023, the City Council adopted Resolution No. 8434 which amended the 2023-2024 budget allocation by altering the list of events eligible to receive budget allocations from an elected official, increasing the amount of the budget allocation to \$3,000; and

WHEREAS, on June 11, 2024, the City Council adopted Resolution No. 8474 allocating a budget of \$3,000 per each member of the City Council for the 2024-2025 fiscal year, adding the Annual toy Giveaway and Annual Operation Gobble and removing the Wiseburn Educational Foundation from the list of City Sponsored Events; and

WHEREAS, on July 9, 2024, and pursuant to Section 11 of Resolution No. 8474, City Council voted to add Hawthorne Autism Awareness Walk, Education First, Langston Bar Association Legal Clinic, and Hawthorne Community Car Show to the list of City Sponsored Events; and

WHEREAS, the City Council wishes to reaffirm the budget allocation policy and allocation amount for the fiscal year of 2025-2026 and add the Hawthorne/Lawndale Ministerial Association Thanksgiving Luncheon.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hawthorne does hereby find, determine and order as follows:

Section 1. The City Council of the City of Hawthorne, California, hereby incorporates by reference all the recitals herein and finds that they are true and correct.

Section 2. The City Council of the City of Hawthorne generally finds that certain events and nonprofit organizations provide a benefit to the community and thereby serve a public purpose, making it appropriate for the City to provide financial support to those events.

Section 3. The City Council of the City of Hawthorne hereby approves that each member of the City Council, including the Mayor, is to be allocated a \$3,000 budget allocation for the fiscal years 2025-2026 to be used for the financial assistance of events meeting the criteria in Section 4.

Section 4. The City Council of the City of Hawthorne further finds that the events and nonprofit organizations qualifying for the financial assistance must demonstrate a public benefit to the community by promoting cohesiveness, education, safety, health, or cultural awareness that yields significant improvement in basic living conditions for the residents of the City. The organization must also demonstrate a history of sources of funding, including private funding for the event seeking city financial support.

Section 5. Appropriate use of funds includes food, beverage, rental fees and advertising costs of an event. It will not include costs for staff time, such as employees in the

public works, code enforcement or parking enforcement department.

Section 6. The City Manager or his designee shall determine the appropriate documentation required for funding the event.

Section 7. Organizations receiving funding must agree not to discriminate against individuals or groups based upon race, color, national origin, ancestry, sex, religion, age, marital status, sexual orientation, gender expressions, disability or political affiliation.

Section 8. Events funded through the Budget Allocation process must be open to the public. No City Funds may be used for private, political or fundraising purposes.

Section 9. The City Manager is hereby authorized to adopt additional criteria, guidelines and details to these policies so long as they are consistent with the rules contained herein.

Section 10. The events and organizations listed in Exhibit A, attached and incorporated herein by this reference, are hereby declared to meet the stated criteria. Council may amend Exhibit A from time to time by direction to the City Attorney's Office, so long as the procedures in this resolution are adhered to. Further, Hawthorne/Lawndale Ministerial Association Thanksgiving Luncheon is added to Exhibit A.

Section 11. Any member of the City Council may recommend an event or a nonprofit organization for inclusion on the list contained in Exhibit A and shall provide information regarding the public benefit served by the event or the organization at the time of recommendation. Events or nonprofit organization to be added to the list must be approved by a majority of the City Council. Organizations that wish to have their events included within the list of events may contact members of the City Council, the City Clerk or City Treasurer and request consideration by the legislative body.

Section 12. The unused portion of the budget allocation for each elected official shall not roll-over to the next Fiscal Year.

Section 13. No elected official may donate any part of the official's budget allocation to any event sponsored or co-sponsored by an organization for which that elected official is a board member.

Section 14. No later than 45 days after the event is held, the elected official that requested disbursement from their budget allocation shall file a report, a sample of which is attached as "Exhibit B" and incorporated herein by this reference, with both the City Finance Department and the City Clerk's Department, which shows the organization to which the donation was made, the amount of the donation, the date of the donation, and a description of how the donation was spent. If a report is not filed within 45 days, the City may request reimbursement of the financial assistance provided. The report shall be made available to the

public on the City website.

Section 15. The Finance Department shall provide quarterly reports to the City Council, City Clerk and City Treasurer with a current balance of each elected official's budget allocation and a list of all events receiving a disbursement, amount of the disbursement, and name of elected official(s) requesting said disbursement, to date.

Section 16. The term of the authorization and approval provided for by this Resolution commences on the date that this Resolution is adopted through the end of the 2025-2026 Fiscal Year.

Section 17. This Resolution shall take effect immediately upon its approval by the City Council, and the clerk of the Council shall attest to and certify the vote adopting this Resolution.

PASSED, APPROVED, and ADOPTED this 12th day of November 2025.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, Interim City Attorney
City of Hawthorne, California

EXHIBIT A to Reso No. 8566

1. Movies in the Park – Sponsored by Hawthorne Police Department (HPD)
2. Hawthorne President's Council Holiday Assistance Dinner
3. Hawthorne Education Foundation (HEG) Golf Tournament
4. Service Provider Fair/Earth Day/Bunny Extravaganza
5. Hawthorne Parks & Recreation Foundation Gold Tournament
6. National Night Out (HPD)
7. Ramona Neighborhood Picnic (Ramona Homeowner's Association)
8. American Cancer Society Relay for Life
9. Hawthorne President's Council Volunteer Appreciation Day
10. Hawthorne President's Council K-9 BBQ Dinner
11. Wounded Heroes of America Golf Tournament
12. Sociedad Jose Marti Cuban Festival
13. Hawthorne Historical Society Good Neighbor's Day
14. Hawthorne Historical Society Holiday Celebration
15. St. Joseph's Fiesta
16. North Hawthorne Community Association Picnic/Egg Hunt
17. Hawthorne Police Dept. (HPD) Youth League Program/Basketball Clinic
18. Chamber of Commerce/Hope is Helping Events
 - a. Thanksgiving Turkey Basket Donation
 - b. Christmas Gift/Toy Basket Donation
 - c. Golf Tournament
19. Holly Park HOA Pancake Breakfast
20. New Star Family Justice Center Domestic Violence Workshop
21. Senior Citizen Resource Fair
22. Hawthorne Business Expo
23. Hawthorne Imperial Lions Club Vision Screening Program
24. Hawthorne World Fest
25. Hawthorne Juneteenth Day Celebration
26. Hawthorne Mother's Day Celebration
27. Hawthorne Women's History Month Celebration
28. Women's Health Resources Fair
29. Feed The Street Cali Foundation
30. American Heart Association
31. Summer Concert Series
32. Annual Toy Giveaway
33. Annual Operation Gobble
34. Hawthorne Autism Awareness Walk
35. Education First
36. Langston Bar Association Legal Clinic
37. Hawthorne Community Car Show
38. Hawthorne/Lawndale Ministerial Association Thanksgiving Luncheon

EXHIBIT B

ELECTED OFFICIALS' DISBURSEMENT REPORT

This report is required by the City of Hawthorne's Budget Allocation Policy. Pursuant to the Policy, which is contained in Resolution No. 8474, each member of the City Council, including the Mayor shall have an amount of \$3,000.00 per fiscal year to be disbursed, in whole or in part, to events approved by the City Council. The Policy also provides that "No later than 45 days after the event is held, the elected official that requested disbursement from their budget allocation shall file a report, with both the City Finance Department and the City Clerk's Department." This Report is aimed at compliance with said provision. The City Clerk shall post these forms on the City website.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

ELECTED OFFICIAL:
EVENT NAME:
ORGANIZATION:
DATE(S) OF EVENT:
AMOUNT DONATED:
DETAILS OF ORGANIZATION'S USE:

This Report must be filed with the City Finance Department. Failure to submit this report may result in a request for reimbursement of provided financial assistance.

***** THIS IS A PUBLIC RECORD *****



AGENDA ITEM NO. 13.

**CITY OF HAWTHORNE
City Council
AGENDA BILL**

For the meeting of 11/12/2025
Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:

ORDINANCE NO. 2259 (FIRST READING)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 2.06.230 (DIRECTIONS AND INSTRUCTIONS FROM CITY COUNCIL - LIMIT ON DIRECTIVES) OF CHAPTER 2.06 (CITY COUNCIL) TO TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.
Motion to Introduce.

RECOMMENDED MOTION:

Staff recommends that the City Council Introduce Ordinance 2259 on November 12, 2025, and adopt Ordinance No. 2259 on December 9, 2025.

DISCUSSION:

The City of Hawthorne has previously promoted and encouraged the efficient operation of its City Council to conduct its business by way of ordinance. On October 28, 2025, consistent with its goal to promote and encourage its efficient operation, the City Council voted by a tally of 3-2 to direct the City Attorney's Office to amend Section 2.06.230 (Directions and Instructions from City Council - Limit on Directives) to require a second to any directive given by a Council Member to the City Manager, and if seconded, to vote upon such a directive. If passed, a directive shall then be considered a directive from the entire City Council as a whole.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS

Ordinance No. 2259

ORDINANCE NO. 2259

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 2.06.230 (DIRECTIONS AND INSTRUCTIONS FROM CITY COUNCIL – LIMIT ON DIRECTIVES) OF CHAPTER 2.06 (CITY COUNCIL) TO TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the City of Hawthorne has previously promoted and encouraged the efficient operation of its City Council to conduct its business by way of ordinance; and

WHEREAS, on October 28, 2025, consistent with the goal to promote and encourage its efficient operation, the City Council voted by a tally of 3-2 to direct the City Attorney's Office to amend Section 2.06.230 (Directions and Instructions from City Council – Limit on Directives), of Chapter 2.06 (City Council), to Title 2 (Administration, Civil Service and Personnel) to require a second to any directive given by a Council Member to the City Manager, and if seconded, to vote upon such a directive, and

WHEREAS, the purpose of this ordinance is to put into effect the City Council's October 28, 2025, intention to amend Section 2.06.230.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. Section 2.06.230 (Directions and Instructions from City Council – Limit on Directives), of Chapter 2.06 (City Council), to Title 2 (Administration, Civil Service and Personnel) of the City of Hawthorne Municipal Code is hereby amended as follows (redlined):

2.06.230 Directions and instructions from city council – Limit on directives.

- A. The city council and its members shall deal with the administrative services of the city, (including but not limited to assignments, administrative tasks, research and reports by staff) only through the city manager except for the purpose of inquiry, and neither the city council, nor any member thereof, shall give directions or instructions to any subordinate of the city manager, any city contractor or consultant, or appointed city commissioner or board member.**
- B. Similarly, the individual city council members shall refrain from meeting or contacting the city's contractors or retained consultants without first advising the city manager of such meeting. If the city manager is advised of such a meeting between the individual city council member and the city's contractor or consultant, the city council member shall be required to subsequently report to the city manager whether the individual council member requested research or directed the contractor or**

consultant to undertake work assignments that are contrary to objectives listed in the contractor's or consultant's contract with the city as well as the amount that the contractor or consultant will charge the city for such a meeting.

- C. The city manager shall take his or her directions and instructions regarding administrative tasks and services from the city council only during a duly convened meeting of the city council as defined by the Ralph M. Brown Act, and no individual council member shall give any direction or instruction regarding administrative tasks and services to the city manager which is not made during such a duly convened meeting. Any direction or instruction given to the city manager which is not made during a duly convened council meeting is unauthorized and the city manager is not obligated to comply with such order or instructions.
- D. **Directives to the City Manager.** A directive is a request, pronouncement, or instruction to conduct research, prepare a report, letter, agenda item, resolution or ordinance, or otherwise initiate action on a designated project. Each city councilmember shall make no more than two directives to the city manager at any city council meeting. Any city councilmember making a directive to the city manager shall: (1) state the purpose of the directive, the reasons why the directive is warranted, and the ways the directive would directly benefit the city, for example, economic development, job creation, raising the quality of life, or community safety; and (2) request city staff to state any reasons why the directive might not be warranted, for example, the directive duplicates a report or task already accomplished in the recent past, the report or task already exists in another format, or existing federal, state, or local resources already address the directive. No directive shall be put until seconded. Upon receipt of a second, the city council shall vote on whether the directive to the city manager shall be made. If passed, a directive shall be considered a directive from the entire council as a whole. Staff shall comply with all directives of the city council as a whole.

SECTION 3. Any provision of the City of Hawthorne Municipal Code or appendices thereto inconsistent with the provisions of this Chapter, to the extent of such inconsistencies and no further, are hereby repealed or modified to the extent necessary to effect the provisions of this Chapter.

SECTION 4. CEQA. The City Council hereby concurs with staff's determination and hereby finds that the adoption of this Ordinance is a type of organizational activity involving the administration of the City that does not have the possibility to have a direct or indirect effect on the environment and is therefore exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Title 14, California Code of Regulations, Section 15379(b)(5). In addition, the actions taken by this Ordinance are not a "project" under CEQA because the Ordinance does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment and is also exempt from CEQA pursuant to the "common sense" exemption because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (Title 14, California Code of Regulations, Section 15061(b)(3)).

SECTION 5. Severability. If any section, subsection, phrase or clause of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. City Clerk. The City Clerk shall attest to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner required by law.

SECTION 7. Effective Date. This Ordinance shall take effect thirty (30) days after passage thereof.

SECTION 8. Publication. The City Clerk is directed to forward a copy of Ordinance No. 2259 to General Code, LLC, 781 Elmgrove Road, Rochester, NY 14824.

PASSED, APPROVED AND ADOPTED this 12th day of November, 2025.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, Interim City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 14.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: City Manager

City Manager: Department Head:

SUBJECT:

Approval of New Master Ground Lease.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the execution of a new Master Ground Lease ("Ground Lease") between the Landlord and the Tenant for the real property located in the City of Hawthorne, as described in the attached exhibits, and authorize the City Manager to execute any and all documents necessary to implement its terms, including a Consent to Assignment, a Landlord Estoppel Certificate, and an Amended and Restated Memorandum of Lease associated with the transfer of interests to Archer Airport Ground Lease LLC and Archer Airport Improvement LLC.

DISCUSSION:

The Master Ground Lease dated January 3, 2005, as amended multiple times (the "Ground Lease"), including amendments dated November 22, 2005; June 13, 2006; June 28, 2017; and January 24, 2024. The Ground Lease governs the use of certain real property located in Hawthorne, California, as more particularly described in the Exhibits attached hereto (the "Leased Premises"). A Memorandum of Lease reflecting the Ground Lease was originally executed on November 22, 2005, and recorded on February 1, 2006, as Document No. 2006-236886 of the Official Public Records of Los Angeles County (the "Original Memorandum").

The purpose of this new Memorandum is to replace the description of the Leased Premises and provide notice of the existence and terms of the Ground Lease, including provisions allowing for entry into a new ground lease following a foreclosure, if applicable. The new Memorandum amends and restates the Original Memorandum in its entirety.

The city was notified of the transfer of interest. The tenant has entered into an Agreement for Purchase and Sale of Real Estate, pursuant to which it will sell, assign, transfer, convey, or otherwise dispose of its right, title, and interest in the Hawthorne Subleases to Archer Airport Ground Lease LLC ("Archer Airport"), a Texas limited liability company. Subtenant has entered into an Agreement for Purchase and Sale of Real Estate, pursuant to which it will sell, assign, transfer, convey, or otherwise dispose of its rights in the Hangar Development Ground Sublease 1, Northside Sublease, and T-Hangar Sublease to Archer Airport Improvement LLC ("Archer Improvement," and together with Archer Airport, "Buyer"). Master Landlord's consent to the Hawthorne Subleases and 395 Subleases, and the rights and obligations of Subtenant under Sections 3, 4, and 5 of the Ground Lease, shall inure to the benefit of, and be fully effective for, Tenant, Subtenant, and Buyer, without further consent by Master Landlord, except that any future consent or approval required under the Master Ground Lease shall remain in full force and effect. The Ground Lease is set to expire on December 31, 2055.

Staff recommends that the City Council support the execution of the new Master Ground Lease and authorize the City Manager to take all actions necessary to implement its terms and execute all other required and necessary documents.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Establish priorities for attracting new businesses, supporting existing businesses, and economic

development growth.

FISCAL IMPACT:

There is no direct fiscal impact to the City of Hawthorne resulting from the execution of this Ground Lease. The Ground Lease preserves the City's rights and obligations under the existing lease arrangements while facilitating the transfer of interests to the buyers entities.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Consent to Assignment

Consent to Assignment

Landlord Estoppel Certificate

Amended and Restated Memoranda of Lease

CONSENT TO ASSIGNMENT OF GROUND SUBLEASES

This Consent to Assignment of Ground Sublease (“**Consent**”) is made as of _____, 2025 by the City of Hawthorne, a municipal corporation (“**Master Landlord**”).

R E C I T A L S:

A. Master Landlord and Hawthorne Airport, LLC, a Delaware limited liability company (“**Tenant**”), are parties to a certain Ground Lease dated January 3, 2005, as evidenced by that certain Memorandum of Lease dated November 22, 2005, recorded on February 1, 2006 as Document No. 2006-236886 of the Official Public Records of Los Angeles County, California, as affected by that certain Letter dated October 25, 2007, as amended by a First Amendment to Ground Lease between the Landlord and Tenant dated November 22, 2005, a Second Amendment to Ground Lease between the Landlord and Tenant dated June 13, 2006, a Third Amendment to Ground Lease between the Landlord and Tenant dated June 28, 2017 and a Fourth Amendment to Ground Lease between the Landlord and Tenant dated January 24, 2024 (collectively, the “**Master Ground Lease**”), with respect to real property located in the City of Hawthorne, County of Los Angeles, State of California, as more particularly described in the Ground Lease.

B. Tenant subleased a part of the leased premises to 395 Park Place, LLC, a California limited liability company (“**Subtenant**”) under the subleases listed on **Exhibit A** attached hereto (collectively the “**Subleases**”).

C. Master Landlord consented to the Subleases and made certain other agreements in favor of the Subtenant under Non-Disturbance and Attornment Agreements made by Master Landlord to Subtenant listed on Exhibit B attached hereto (collectively the “**NDAs**”).

D. Subtenant desires to assign the Subleases and NDAs (collectively the “**Assignment**”) to Archer Aviation Inc., a Delaware corporation, or an affiliate thereof (the “**Assignee**”).

E. The Assignment shall be effective as of the assignment date set forth in a written assignment agreement between Subtenant and Assignee (such date being the “**Assignment Date**”).

F. Master Landlord is willing to consent to the Assignment in accordance with the terms and conditions hereinafter set forth.

NOW THEREFORE, Landlord agrees as follows:

1. **Consent**. Master Landlord hereby consents to the Assignment of the Subleases and NDAs by Subtenant to Assignee. Any provisions of the Ground Lease or NDAs applicable to such transaction and assignment of the Subleases and NDAs have been satisfied or are hereby deemed waived. Master Landlord hereby waives any right it may have to terminate the Subleases as a result of the Assignment.

2. **Tenant**. As of the Assignment Date, all references in the NDAs to “Subtenant” shall be deemed to refer to Assignee.

3. **Address**. Upon receipt by the Master Landlord of confirmation that the Assignment has been completed, the NDAs are each amended to reflect the following mailing address for notices to the Assignee as “Subtenant” under the Subleases:

c/o Archer Aviation, Inc.

190 W. Tasman Drive
San Jose, CA 95134
Attn: General Counsel

With a copy to:
legal@archer.com

4. Release of Subtenant. Master Landlord hereby releases Subtenant from all obligations and liabilities arising under the NDAs from and after the Assignment Date, and Master Landlord shall look solely to Assignee for performance of any and all obligations and liabilities arising under the NDAs on or after the Assignment Date.

5. Confirmations. Master Landlord hereby represents to Assignee that, as of the date hereof: (i) the NDAs have not been assigned, modified, supplemented, or amended and are in full force and effect; (ii) Master Landlord does not have any defense or counterclaim to the enforcement of the NDAs; (iii) the NDAs are valid and binding on Master Landlord; and (iv) Subtenant is not in default under the NDAs, Master Landlord has no pending claims or actions against Subtenant, and no event has occurred which, with the passage of time or with giving of notice or otherwise, would constitute a default by Subtenant under the NDAs.

6. Future Assignments. Master Landlord's consent to the Assignment shall not be deemed a consent to any subsequent assignment of the Subleases or NDAs.

7. Ratification. Except as specifically modified by this Consent, all of the terms and conditions of the NDAs are hereby ratified and confirmed as being in full force and effect. In the event of any inconsistencies between this Consent and the NDAs, the terms of this Consent shall control.

8. Binding Effect. This Consent shall be binding upon the Master Landlord and its successors and assigns.

9. Signature. A copy of a signature received through electronic means (including files in Adobe .pdf or similar format) shall bind the party whose signature is so received, and shall be considered for all purposes, as if such signature were an original.

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MASTER LANDLORD:

CITY OF HAWTHORNE, a municipal corporation

By:_____

Name:_____

Its:_____

EXHIBIT A

DESCRIPTION OF SUBLEASES

1. Ground Sublease between Tenant and Eric Ludwick dated November 30, 2009, as it may be amended, with respect to Hangar 15 as more fully described therein, which Ground Sublease was assigned by Eric Ludwick to Subtenant under a Purchase, Assignment, and Assumption of Sublease effective as of April 4, 2025.

2. Ground Sublease between Tenant and Willow Vista Rentals, LLC dated July 1, 2010, as it may be amended, with respect to the “T-hangars” as more fully described therein, which Ground Sublease was assigned by Willow Vista Rentals, LLC to Subtenant under an Agreement for Assignment and Assumption of Sublease and T-Hangars Leases effective as of March 31, 2025.

3. Ground Sublease by and among Tenant, Terminal Building, LLC and Willa Vista Rentals, LLC dated July 1, 2011, as amended, with respect to the “Terminal Building” and “Ramp Areas” as more fully described therein, which Ground Sublease was assigned by Terminal Building, LLC and Willa Vista Rentals, LLC to Subtenant under an Agreement for Assignment and Assumption of Sublease and Terminal Building Leases effective as of March 31, 2025.

4. Ground Sublease between Tenant and Subtenant dated July 30, 2014, as it may be amended, with respect to Hangars 16, 17, 18 and 19 as more fully described therein.

5. Hangar Development Ground Sublease between Tenant and Subtenant effective as of February 21, 2025, as it may be amended, with respect to Hangars 21, 22, 23, 24, 35, 36, 37, 38, 39, 40, 41 and 42 as more fully described therein.

6. Ground Sublease between Tenant and Northside Development, LLC dated December 1, 2017, as its may be amended, with respect to Hangars 29, 30, 31, 32 and 33 as more fully described therein, which Ground Sublease was assigned by Northside Development, LLC to Subtenant under an Assignment and Assumption of Sublease dated April 25, 2019.

EXHIBIT B

DESCRIPTION OF NDAS

1. Non-Disturbance and Attornment Agreement by the Landlord in favor of Subtenant (undated) with respect to Hangar 15.
2. Sublease Non-Disturbance and Attornment Agreement by the Landlord in favor of Subtenant (undated) with respect to the T-Hangars.
3. Sublease Non-Disturbance and Attornment Agreement by the Landlord in favor of Subtenant (undated) with respect to the Terminal Building.
4. Non-Disturbance and Attornment Agreement by the Landlord in favor of Subtenant dated March 25, 2015 with respect to Hangars 16, 17, 18 and 19.
5. Non-Disturbance and Attornment Agreement by Landlord in favor of Subtenant dated January 23, 2018, with respect to Hangars 29, 30, 31, 32 and 33 as more fully described therein.

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CONSENT TO ASSIGNMENT OF GROUND LEASE

This Consent to Assignment of Ground Lease (“**Consent**”) is made as of _____, 2025 by the City of Hawthorne, a municipal corporation (“**Landlord**”).

R E C I T A L S:

A. Landlord and Hawthorne Airport, LLC, a Delaware limited liability company (“**Tenant**”), are parties to a certain Ground Lease dated January 3, 2005, as evidenced by that certain Memorandum of Lease dated November 22, 2005, recorded on February 1, 2006 as Document No. 2006-236886 of the Official Public Records of Los Angeles County, California, as affected by that certain Letter dated October 25, 2007, as amended by a First Amendment to Ground Lease between the Landlord and Tenant dated November 22, 2005, a Second Amendment to Ground Lease between the Landlord and Tenant dated June 13, 2006, a Third Amendment to Ground Lease between the Landlord and Tenant dated June 28, 2017, and a Fourth Amendment to Ground Lease between the Landlord and Tenant dated January 24, 2024 (collectively, the “**Ground Lease**”), with respect to real property located in the City of Hawthorne, County of Los Angeles, State of California, as more particularly described in the Ground Lease.

B. Landlord and Tenant are parties to that certain Agreement between the City of Hawthorne and Hawthorne Airport LLC Regarding Taxiway Rehabilitation at Hawthorne Municipal Airport dated January 29, 2025 (the “**Taxiway Agreement**”).

C. Tenant desires to assign each of the Ground Lease and the Taxiway Agreement (collectively, the “**Assignment**”) to Archer Aviation Inc., a Delaware corporation, or an affiliate thereof (the “**Assignee**”).

D. The Assignment shall be effective as of the assignment date set forth in a written assignment agreement between Tenant and Assignee (such date being the “**Assignment Date**”).

E. Landlord is willing to consent to the Assignment in accordance with the terms and conditions hereinafter set forth.

NOW THEREFORE, Landlord agrees as follows:

1. Consent. Landlord hereby consents to the Assignment by Tenant to Assignee. Any provisions of the Ground Lease or Taxiway Agreement applicable to such transaction and assignment of the Ground Lease and/or Taxiway Agreement have been satisfied or are hereby deemed waived. Landlord hereby waives any right it may have to terminate the Ground Lease or the Taxiway Agreement as a result of the Assignment.

2. Tenant. As of the Assignment Date, all references in the Ground Lease to “Tenant” and all references in the Taxiway Agreement to “HA LLC” shall be deemed to refer to Assignee.

3. Address. Upon receipt by the Landlord of confirmation that the Assignment has been completed, the Ground Lease and Taxiway Agreement are amended to reflect the following mailing address for notices to the Assignee as “Tenant” under the Ground Lease and as “HA LLC” under the Taxiway Agreement:

c/o Archer Aviation, Inc.
190 W. Tasman Drive

San Jose, CA 95134
Attn: General Counsel

With a copy to:
legal@archer.com

4. Release of Tenant. Landlord hereby acknowledges and agrees that, pursuant to Section 16.1.1 of the Ground Lease, from and after the Assignment Date, Tenant shall not be responsible for and shall be deemed released from all obligations and liabilities arising under the Ground Lease from and after the Assignment Date, and Landlord shall look solely to Assignee for performance of any and all obligations and liabilities arising under the Ground Lease on or after the Assignment Date. In addition, from and after the Assignment Date, Tenant shall not be responsible for and shall be deemed released from all obligations and liabilities arising under the Taxiway Agreement from and after the Assignment Date, and Landlord shall look solely to Assignee for performance of any and all obligations and liabilities arising under the Taxiway Agreement on or after the Assignment Date.

5. Future Assignments. Landlord's consent to the Assignment shall not be deemed a consent to any subsequent assignment of the Ground Lease or the Taxiway Agreement.

6. Non-Disturbance Agreements. Pursuant to Section 16.2.2 of the Ground Lease, Landlord has previously executed and delivered to subtenants under the Subleases (as defined in the Ground Lease) in effect as of the date hereof, certain Non-Disturbance and Attornment Agreements ("**NDAs**"). To the extent required under the NDAs, Landlord consents to the assignment by Tenant to Assignee of Tenant's interests in the NDAs and acknowledges that the NDAs are in full force and effect, and shall remain in full force and effect following the assignment to Assignee.

7. Ratification. Except as specifically modified by this Consent, all of the terms and conditions of the Ground Lease and Taxiway Agreement are hereby ratified and confirmed as being in full force and effect. In the event of any inconsistencies between this Consent and the Ground Lease or the Taxiway Agreement, the terms of this Consent shall control.

8. Binding Effect. This Consent shall be binding upon the Landlord and its successors and assigns.

9. Signature. A copy of a signature received through electronic means (including files in Adobe .pdf or similar format) shall bind the party whose signature is so received, and shall be considered for all purposes, as if such signature were an original.

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LANDLORD:

CITY OF HAWTHORNE, a municipal corporation

By:_____

Name:_____

Its:_____

Landlord Estoppel Certificate

LANDLORD: City of Hawthorne, a municipal corporation

TENANT: Hawthorne Airport, LLC, a Delaware limited liability company

LEASE: Ground Lease dated January 3, 2005, by and between Landlord and Tenant, as evidenced by that certain Memorandum of Lease dated November 22, 2005, recorded on February 1, 2006 as Document No. 2006-236886 of the Official Public Records of Los Angeles County, California, as affected by that certain Letter dated October 25, 2007, as amended by First Amendment to Ground Lease dated November 22, 2005, Second Amendment to Ground Lease dated June 13, 2006, Third Amendment to Ground Lease dated June 28, 2017, and Fourth Amendment to Ground Lease dated January 24, 2024.

PREMISES: That certain real property in the City of Hawthorne, California, and as described on **Exhibit B** attached hereto.

BUYER: Archer Aviation Inc., a Delaware corporation, and its present or future lenders, affiliates, and/or assigns in connection with Assignee's or its affiliates', successors', or assigns' acquisition of Tenant's ground leasehold interest in the Premises (the "Assignment").

Any capitalized terms used herein but not otherwise defined shall have the meanings ascribed to them in the Lease. In consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord hereby certifies to Buyer, Tenant and each of their respective lenders, partners, affiliates, successors and/or assigns (with the understanding that Buyer, Tenant, and each of their respective lenders, partners, affiliates, successors, and/or assigns will rely upon the representations, warranties and certifications made herein in connection with the Assignment) and agrees that, as of the date of this Certificate:

1. A true, complete, and correct copy of the Lease is attached hereto as **Exhibit A**. The Lease has not been assigned, modified, supplemented, or amended in any way, except as otherwise provided on Exhibit A. Landlord is the record and beneficial owner of fee simple title to the Premises and is presently the landlord under the Lease. Landlord has not assigned, sublet, conveyed, pledged, hypothecated, or otherwise transferred its fee estate or any right, title or interest therein, or its interest in the Lease. Other than the Lease, there are no other known agreements, whether oral or written, by and between Landlord and Tenant concerning the Premises.
2. The Lease is not subordinate to, and Landlord has not entered into any agreement to subordinate the Lease to, any mortgages, deeds of trust or other liens on the fee interest in the Premises. Landlord has (a) no claims against Tenant under the Lease, and (b) no defenses or offsets against the enforcement of the Lease by Tenant.
3. The current Base Rent due under the Lease is _____ per year. Annual Base Rent under the Lease is payable by Tenant in monthly installments and has been paid in

advance through _____, 2025, and is paid in full through such date. The next Adjustment Date under the Lease is _____.

4. With respect to the calculation and distribution of Additional Rent pursuant to the terms of the Lease, including with respect to Net Income: (a) Landlord has not, prior to and through the date of this Estoppel Certificate, received any payments, distributions, credits, or other amounts of any kind as Additional Rent under the Lease, including, without limitation, any distribution of Net Income pursuant to Section 3.2.2 of the Lease; (b) as of the date of this Certificate, no amounts have accrued, are due, payable, or otherwise owed to Landlord as Additional Rent, including with respect to any distribution of Net Income; and (c) the calculation of "Gross Revenues," "Net Income," or any comparable measure has excluded and shall continue to exclude and disregard any sub-subleases or other agreements not entered into directly by and between Tenant or its successors or assigns (as the named party) and the applicable counterparty, and only agreements to which Tenant, or its successor or assign, is itself a direct party have been and shall be included in any calculations of Gross Revenues and Net Income, it being the express intent of Landlord and Tenant that sub-subleases and similar downstream arrangements are, and will remain, excluded from the Net Income calculation.
5. The Lease is in full force and effect and enforceable against Landlord. The term of the Lease commenced on January 3, 2005, and shall continue until December 31, 2055.
6. Tenant has timely and properly exercised its Option under Section 29 of the Lease pursuant to a letter from Tenant to Landlord dated October 25, 2007. The Option Premises Term commenced on October 29, 2007 and shall expire co-terminously with the Term of the Lease.
7. All current obligations of Tenant under the Lease have been satisfied. Tenant has timely completed all upgrades and other activities with respect to the Premises set forth in Exhibits C-1 and C-2 to the Lease. Neither Landlord nor Tenant is in default under the Lease, and no event has occurred or condition exists, which with the giving of notice or the passage of time, or both, would constitute a default under the Lease by Landlord or Tenant.
8. Neither Tenant nor Landlord has commenced any action or sent or received any notice for the purpose of terminating the Lease.
9. Landlord has the full right and authority to execute and deliver this Certificate, the party executing this Certificate on behalf of Landlord is authorized by Landlord to do so, and execution hereof is the binding act of Landlord enforceable against Landlord and its successors and/or assigns.
10. Landlord acknowledges and agrees that this Certificate may be relied on by Buyer, Tenant, and each of their respective lenders, partners, affiliates, successors and/or assigns, and that such parties are, in fact, relying on the contents in this Certificate in entering into transactions relating to the Premises and the Lease.

11. Electronic signatures are expressly permitted and any such appearing hereon shall be deemed original.

Dated this _____ day of _____, 2025.

LANDLORD

City of Hawthorne,
a municipal corporation

By:_____

Name: _____

Title:_____

Exhibit A
Lease

See attached.

GROUND LEASE

This GROUND LEASE ("**Lease**") is entered into as of January ⁵~~2~~, 200~~0~~ (the "**Effective Date**"), by and between THE CITY OF HAWTHORNE, a municipal corporation ("**Landlord**"), and HAWTHORNE AIRPORT, LLC, a Delaware limited liability company ("**Tenant**"), with reference to the following facts:

R E C I T A L S :

A. Landlord is the owner of that certain real property located in the City of Hawthorne, County of Los Angeles, State of California, depicted on Exhibit "A" attached hereto and made a part hereof (together with all easements and rights appurtenant thereto are sometimes collectively hereinafter referred to as the "**Leased Premises**"). The Leased Premises area portion of the municipal airport commonly known as the "Hawthorne Municipal Airport – Jack Northrop Field" (the "**Hawthorne Airport**").

B. As depicted on Exhibit "A" attached hereto, the Hawthorne Airport is currently subdivided into twelve (12) separate sections numbered "1" through "11" and Section "A" (each, a "**Section**"); Landlord and Tenant acknowledge that the Sections are not necessarily legally subdivided parcels but are merely used for descriptive and reference purposes. Initially the Leased Premises to be leased by Tenant from Landlord pursuant to this Lease shall include Sections 1, 2, 4, 5, 6, 7, 9 and 11; provided, however, Tenant may have the opportunity to elect to exercise an option to lease Sections 3, 8 and 10 (collectively, the "**Option Premises**") provided that the conditions precedent set forth in Paragraph 29 below have been satisfied.

C. Tenant desires to enter into this Lease of the Leased Premises with Landlord.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Leased Premises, subject to all the following terms, conditions and limitations (with all capitalized terms used herein being defined where indicated or in Paragraph 26 of this Lease):

1. TERM

1.1 Lease Term. The term of this Lease (the "**Term**") shall commence upon the full execution and delivery of this Lease (the "**Lease Commencement Date**"), and shall expire on that date which is thirty-five (35) years after the Lease Commencement Date (the "**Lease Expiration Date**"), unless sooner terminated pursuant to the terms of this Lease.

1.2 Tenant's Extension Rights. Tenant shall have two (2) separate options to extend the Term of this Lease, each for an additional period of five (5) years (each, a "**Renewal Term**"), pursuant to and in accordance with this Paragraph 1.2. If Tenant elects to exercise such option with respect to any Renewal Term, then Tenant shall provide written notice thereof to Landlord at least three (3) months prior to the expiration of the then current Term. If Tenant

does not deliver such notice to Landlord as provided herein the Tenant shall be deemed to have elected to not exercise the option with respect to such Renewal Term and the Lease shall expire on the then-scheduled Lease Expiration Date. Upon the giving of such notice the Term of the Lease and the Lease Expiration Date shall be automatically extended for five (5) years. Any such extension or renewal of the Term (also referred to as the "**Term**") shall be subject to all of the provisions of this Lease, and all such provisions shall continue in full force and effect, except that the Basic Rent for each Renewal Term shall be adjusted and determined in accordance with Paragraph 3.4 below. If Tenant does not timely give such notice of its election to exercise any such renewal option, then all options with regard to subsequent extensions or renewals of the Term shall expire and be null and void.

1.3 Extensions Based on New Construction. In addition to the Renewal Terms described in Paragraph 1.2 above, if (a) Tenant exercises the Option in accordance with the terms and provisions of Paragraph 29 below and (b) following the exercise of such Option Tenant elects to construct any new Improvement(s) which contain at least ten thousand (10,000) square feet of space (a "**Major Improvement**"), then the Term of the Lease shall also be automatically extended for a period of time equal to the number of days which shall have elapsed from the Lease Commencement Date until the date that the first Certificate of Occupancy is issued to Tenant by the applicable governmental authority with respect to any Major Improvement; provided, however, nothing contained herein shall be deemed to require that Tenant construct any Major Improvements or other Improvements.

1.4 Maximum Length of Term. Notwithstanding anything in this Lease to the contrary, in no event shall the Term of this Lease (including any extensions thereof) exceed fifty (50) years in the aggregate.

1.5 Landlord's Right to Terminate for Conversion to Non-Aviation Use. In the event that Landlord determines that it is in the best interest of Landlord to cease operations of the Hawthorne Airport (including the Leased Premises) as a municipal airport and convert same into a non-aviation use, then Landlord shall have the right to terminate this Lease subject to and upon the satisfaction of the terms and conditions set forth below:

1.5.1 Landlord shall deliver written notice to Tenant not less than one (1) year prior to the effective date of such termination;

1.5.2 Landlord shall pay directly to Tenant (and to any successor-in-interest to Tenant with respect to any portion of the Leased Premises which may have been acquired by such party) a termination fee (the "**Termination Fee**") equal to the greater of (i) the fair market value of Tenant's leasehold interest in the Leased Premises (as determined substantially in accordance with the terms and provisions of Paragraph 3.5.2 below) and (ii) the aggregate amount of (a) all of Tenant's outstanding capital and other amounts invested in the Leased Premises ("**Tenant's Invested Capital**"); plus (b) the amount of any outstanding principal, interest and other sums payable by Tenant under any Leasehold Mortgage or any other related financing obtained by Tenant (including, without limitation, any prepayment or similar fees).

1.5.3 In addition to paying the Termination Fee to Tenant, Landlord shall also reimburse Tenant for any and all out-of-pocket costs paid or incurred by Tenant as a result of such termination, including without limitation attorneys' fees, any prepayment, defeasance or other similar fees or penalties required to be paid by Tenant under any Leasehold Mortgage and any fees, costs or other penalties associated with or relating to the termination of any sublease or other agreement at the Leased Premises to which Tenant is a party.

2. TITLE TO IMPROVEMENTS

All of the improvements (i) which are existing at the Leased Premises as of the Effective Date of this Lease and/or (ii) which may be constructed or installed by Tenant, if any, during the term of this Lease (collectively, the "**Improvements**") shall, at all times from the Lease Commencement Date until the expiration of the Term, be and remain real property, with title thereto being in the name of Tenant for all purposes. Upon the expiration or earlier termination of the Term, title to any such Improvements shall vest in Landlord; provided, however, upon Landlord's written request and at Tenant's sole cost and expense, Tenant shall demolish and remove any Improvements which were constructed by Tenant during the Term of this Lease and which are existing at the Leased Premises upon the expiration or earlier termination of this Lease.

3. RENT

3.1 Base Rent. Tenant covenants and agrees to pay to Landlord, subject to the terms and provisions of this Lease, beginning on the Lease Commencement Date without deduction, prior notice, or demand, net, annual rental ("**Base Rent**") equal to Four Hundred Six Thousand Seven Hundred Seventy-Six Dollars (\$406,776.00). Rent shall be payable by Tenant in twelve (12) equal monthly installments of Thirty-Three Thousand Eight Hundred Ninety-Eight Dollars (\$33,898.00) in advance on the first day of each calendar month during the Term.

3.1.1 Determination of Initial Base Rent. Landlord and Tenant acknowledge and agree that the monthly Base Rent payable by Tenant hereunder represents an amount equal to (a) the monthly gross income generated at the Leased Premises as of the Lease Commencement Date from (i) hangar operations, (ii) tie downs, (iii) rental income [excluding rental income relating to the Vought Lease and the FAA Tower Lease (as such terms are defined in Paragraphs 3.1.1 and 3.1.2, respectively, below)]; (iv) automobile parking and (v) landing fees, less (b) an amount equal to two percent (2%) of the total gross revenue described in clause (a) and less (c) Three Thousand Three Hundred Seven Dollars (\$3,307.00) which amount represents certain monthly operating expenses which will be incurred by Tenant on behalf of Landlord. Landlord and Tenant acknowledge and agree that the gross revenue derived from the items described in clauses (i) through (v) of clause (a) equals \$37,964.00 and that the 2% fee described in clause (b) equals \$759.00.

3.1.2 Adjustment to Base Rent Based on Vought Lease. Landlord and Tenant acknowledge that that certain Lease Agreement by and between Landlord and Vought Airport Industries, Inc. ("**Vought**") dated as of January 1, 1979 (as amended from

time to time, the "Vought Lease") pursuant to which Vought leases a portion of the Leased Premises (the "Vought Premises") is scheduled to expire on or December 31, 2005 (the "Scheduled Vought Expiration Date"). All rent and other amounts payable by Vought under the Vought Lease shall continue to be paid by Vought directly to Landlord and Tenant shall have no obligations or liabilities with respect to any matter relating to the Vought Lease and/or the Vought Premises.

(a) If, prior to the expiration of the Vought Lease, Vought notifies Landlord that Vought desires to extend the term of the Vought Lease, then Landlord shall notify Tenant in writing of such election by Vought. Upon receipt of such notice from Landlord, the Tenant shall have the right to propose to Landlord an alternate use (the "Alternate Use") for the Vought Premises; provided that such proposed Alternate Use is reasonably anticipated to generate net income to Landlord in an amount which is substantially the same or greater than that which is reasonably anticipated to be paid by Vought under the proposed extension of the Vought Lease, then (i) Landlord shall not permit the term of the Vought Lease to be extended and Landlord shall cause the Vought Lease to be terminated on the Scheduled Vought Expiration Date, (ii) from and after Scheduled Vought Expiration Date, Tenant shall have the right to pursue and undertake such proposed Alternate Use on the Vought Premises, (iii) Tenant shall have the right to retain all income derived from such Alternate Use on the Vought Premises and (iv) commencing upon the date following the Scheduled Vought Expiration Date, the Base Rent payable by Tenant to Landlord under this Lease shall be increased based on the greater of (A) the rent that would have been payable by Vought under Vought's proposed extension of the Vought Lease, or (B) Fair Market Rent of the Vought Premises (as determined in accordance with Paragraph 3.5 below).

(b) If Vought does not notify Landlord that Vought desires to extend the term of the Vought Lease beyond the Scheduled Vought Expiration Date, then (i) from and after Scheduled Vought Expiration Date, Tenant shall have the right to use the Vought Premises in any manner which is consistent with Tenant's right to use the Leased Premises under this Lease, (ii) Tenant shall have the right to retain all income derived from such use of the Vought Premises and (iii) commencing upon such time as Tenant begins to realize Gross Income from such use of the Vought Premises, the Base Rent payable by Tenant to Landlord under this Lease shall be increased based on the Fair Market Rent of the Vought Premises (as determined in accordance with Paragraph 3.5 below)

3.1.3 Excluded Agreements; Direct Payment to Landlord. In addition to the Vought Lease, Landlord and Tenant acknowledge and agree that all rent and other amounts payable by any third party under the following agreements (collectively, together with the Vought Lease, the "Excluded Agreements") shall continue to be paid directly by such third party to Landlord and Tenant shall have no obligations or liabilities with respect to any of the Excluded Agreements:

(a) FAA Tower Lease between Landlord and the Federal Aviation Administration dated July 1, 1982 which lease commenced on October 1, 2002 and shall expire on September 30, 2007.

(b) Northrop Inspection Fee License between Landlord and Northrop Grumman, the term of which commenced on July 1, 1991.

(c) Security Aviation Fuel Flowage Concession Agreement between Landlord and M&S Air Supply, the term of which commenced on February 1, 2003 and shall expire on January 31, 2013.

3.2 Additional Rent. In addition to Base Rent, Tenant shall pay to Landlord on an annual basis additional rent ("**Additional Rent**") as provided in this Paragraph 3.2; Base Rent, together with such Additional Rent, shall be collectively referred to in this Lease as "**Rent**".

3.2.1 Certain Definitions. The following defined terms shall have the meaning given to them in this Paragraph 3.2.1.

(a) Gross Revenues. As used in this Lease the term "**Gross Revenues**" shall mean all revenues and income of any nature derived from Tenant's ownership, use or operation of the Leased Premises, including rentals and sub-rentals of portions of the Leased Premises and any increases thereto pursuant to the terms of the applicable lease or sub-lease agreement; provided, however, in no event shall any of the following be included in "Gross Revenues": (i) any income or rent derived from any of the Excluded Agreements; (ii) Refinancing Proceeds; or (iii) any sales taxes, excise taxes, gross receipt taxes or similar charges.

(b) Operating Expenses. As used in this Lease the term "**Operating Expenses**" shall mean all reasonable and necessary operating and other costs incurred or expended by Tenant in connection with or in any manner relating to the Leased Premises, including without limitation the development, use, operation, repair and maintenance thereof. Without limiting the foregoing, "Operating Expenses" shall be deemed to include (but not be limited to) the following: (i) the Base Rent payable by Tenant under this Lease [which for purposes of this Paragraph shall be deemed to include the 2% fee described in Paragraph 3.1.1(b)]; (ii) the cost of all operating equipment, operating supplies, inventories, wages, salaries and employee fringe benefits, advertising and promotional expenses, the cost of personnel training programs, utility and energy costs, operating licenses and permits, and grounds and landscaping maintenance costs; (iii) all expenditures made for maintenance and repairs to keep the Leased Premises in good condition and repair; (iv) premiums and charges on all insurance coverages specified in Paragraph 12 of this Lease; (v) all Impositions and other property taxes and assessments; (vi) audit, legal and other professional or special fees reasonably and necessarily incurred in the operation of the Leased Premises; and (vii) rentals payable under equipment leases of any FF&E. Operating

Expenses shall not include payments for services made to affiliates of Tenant which are not commercially reasonable, debt service or capital expenditures.

(c) Net Income. As used in this Lease the term "**Net Income**" shall mean, for any Lease Year during the Lease Term, the amount of Gross Revenues collected during such Lease Year minus the amount of Operating Expenses paid during such Lease Year.

3.2.2 Distribution of Net Income. The distribution of Net Income, if any, for each Lease Year, or part thereof, shall be determined by Tenant (subject to Landlord's right to conduct an audit at Landlord's sole cost and expense) and distributed by Tenant no later than ninety (90) days after the end of Tenant's Fiscal Year in the following order of priority:

- (a) First, five percent (5%) to Tenant as a management fee;
- (b) Second, to pay regularly scheduled debt service (interest and principal) on any Leasehold Mortgage(s);
- (c) Third, to fund any interest, maintenance and/or operating reserves required to be maintained under any Leasehold Mortgage;
- (d) Fourth, to Tenant until Tenant has received a ten percent (10%) return on any outstanding amount of Tenant's Invested Capital;
- (e) Fifth, to Tenant in an amount equal to such amount as is necessary to repay all of outstanding Tenant's Invested Capital based on a 20-year amortization schedule; and
- (f) Thereafter, (i) twenty-five percent (25%) to Landlord and (ii) seventy-five percent (75%) to the Tenant.

3.3 Existing Agreements. Landlord hereby represents and warrants that attached as Exhibit "D" hereto is a rent roll which sets forth each of the leases, licenses, contracts and other agreements affecting the Leased Premises as of the Lease Commencement Date (collectively, the "**Existing Agreements**"), including (i) the identity of each of the parties thereto, (ii) any and all amendments and modifications thereto, (iii) a description of the portion of the Leased Premises affected thereby, (iv) the date, commencement date, and expiration date (including option periods) of each such Existing Agreement, (v) the current monthly rental and other charges payable under each such Existing Agreement, (vi) the amount of all security deposits and prepaid amounts paid by each party thereto. Concurrently upon the execution of this Lease, Landlord shall assign all of its right, title and interest under each such Existing Agreement, including without limitation any security deposits, advance rents or other similar deposits held by Landlord thereunder, to Tenant and Landlord shall deliver a letter to each of the parties under the Existing Agreement ("**Notification Letter**") duly executed by Landlord and dated as of the Lease Commencement Date, notifying each such party that: (a) the Leased Premises has been leased to Tenant, (b) all of Landlord's right, title and interest in and to the Existing Agreement has been assigned to Tenant, and (c) commencing immediately, all rent and

other payments and any notices under the Existing Agreement are to be paid and sent directly to Tenant; provided, however, in no event shall any of the Excluded Agreements be assigned to or assumed by Tenant. Landlord hereby covenants and agrees to use commercially reasonable efforts to provide to Tenant on or before the Lease Commencement Date an executed estoppel certificate ("**Estoppel Certificate**") from each party to the Existing Agreements, which Estoppel Certificates shall be dated not more than thirty (30) days prior to the Lease Commencement Date and shall be substantially in the form of and upon the terms contained in Exhibit "F" attached hereto.

3.4 CPI Adjustment of Base Rent. Base Rent shall be adjusted pursuant to this Paragraph 3.4 (the "**CPI Adjustment**").

3.4.1 As used in this Paragraph 3.4, the following terms shall have the meaning set forth below:

(a) Adjustment Date. The fifth (5th) anniversary of the Lease Commencement Date and each five (5) year anniversary thereafter during the Term shall be referred to herein as an "**Adjustment Date**".

(b) Base Date. With respect to the first Adjustment Date, the Base Date shall mean and refer to the Lease Commencement Date. With respect to each Adjustment Date thereafter, the Base Date shall mean and refer to the immediately preceding Adjustment Date.

(c) Index. The Base Rent amount payable by Tenant shall be increased in accordance with the increase, if any, in the Consumer Price Index for all U.S. Department of Labor, Bureau of Labor Statistics, for Wage Earners and Clerical Workers for the Los Angeles-Long Beach-Anaheim Area (the "**Index**"), as published by the Bureau of Labor Statistics, United States Department of Labor (the "**Bureau**") or any successor agency.

3.4.2 Base Rent Adjustment Calculation. The increase in Base Rent effective on each Adjustment Date shall be calculated as follows: on each Adjustment Date, the Index published for the month which is three (3) months prior to the Adjustment Date in question (the "**Comparison Index**") shall be compared with the Index published for the month which is three (3) months prior to the applicable Base Date (the "**Base Index**"), and the annual Base Rent payable by Tenant from and after the Adjustment Date in question until the next Adjustment Date shall be equal to the annual Base Rent payable for the Lease Year immediately preceding such Adjustment Date, multiplied by a fraction, the numerator of which is the Comparison Index and the denominator of which is the Base Index; provided, however, in no event shall the increase in the annual Base Rent on any Adjustment Date be less than fifteen percent (15%) or more than twenty-five percent (25%), of such Base Rent payable for the Lease Year immediately preceding such Adjustment Date. In the event the necessary Indices are not available to compute the new Base Rent as of any Adjustment Date, Tenant shall continue to pay one hundred fifteen percent (115%) of the Base Rent payable by Tenant prior to such Adjustment Date until such figures become available, at which time the

appropriate adjustment to Base Rent shall be determined, and within thirty (30) days of Tenant's receipt of written notice of such determination from Landlord, Tenant shall pay to Landlord, as additional rent hereunder, or Landlord shall reimburse Tenant, as the case may be, the difference between the amount of Base Rent actually paid by Tenant since such Adjustment Date and the Base Rent which would have been payable by Tenant from and after the Adjustment Date in question to the date of Tenant's payment of such amount had the required information been available at that time. In the event the Index is no longer published at any time during Term, Landlord and Tenant shall reasonably select another index of similar nature showing changes in the cost of living to be used to calculate the increase in the Base Rent.

3.4.3 Tenant shall determine any adjustments to be made to Base Rent pursuant to Paragraph 3.4.2 and shall provide Landlord with a written copy of such determination no less than thirty (30) days prior to the applicable Adjustment Date. Tenant shall be responsible for payment to Landlord of any increase in Base Rent retroactive to the applicable Adjustment Date, regardless of when the final CPI Adjustment is determined.

3.5 Fair Market Rent. When required pursuant to the express provisions of this Lease, Fair Market Rent shall be determined with respect to (i) the Vought Property (in accordance with the terms and provisions of Paragraph 3.1.2) or (ii) any Sublease (in accordance with the terms and provisions of Paragraph 16.2.3), in accordance with the provisions of this Paragraph 3.5:

3.5.1 Fair Market Rent. As used herein "Fair Market Rent" shall mean the most probable rental amount in terms of money which the property in question should bring in a competitive and open market under the conditions requisite to a fair transaction, each party acting prudently, knowledgeably and in an arms-length transaction and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a transaction as of the relevant date under conditions whereby: (i) both parties are typically motivated; (ii) both parties are well informed or well advised and each acting in what they consider their own best interests; (iii) a reasonable time is allowed for exposure in the open market; (iv) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; (v) financing, if any, is on terms generally available in the community at the specified date and typical for the subject of the transaction in its locale; and (vi) the consideration represents the normal consideration for a transaction unaffected by special or creative financing or sales concessions granted by anyone associated with the transaction.

3.5.2 Determination of Fair Market Rent. With respect to the establishment of Fair Market Rent for the Vought Property (in accordance with the terms and provisions of Paragraph 3.1.2) Landlord and Tenant shall, at Tenant's election, meet and attempt to agree upon the amount of such Fair Market Rent not less than three (3) months prior to the Scheduled Vought Expiration Date. With respect to the establishment of Fair Market Rent for any Sublease (in accordance with the terms and provisions of Paragraph 16.2.3), Landlord and Tenant shall meet prior to Tenant entering into the first Sublease and shall attempt to agree upon the amount of such Fair Market Rent.

Following the establishment of Fair Market Rent as provided in the preceding sentence (the date of such determination shall be deemed to be the "**Determination Date**"), such Fair Market Rent determination shall thereafter be deemed to be the Fair Market Rent with respect to each subsequent Sublease; provided, however, such Fair Market Rent shall be subject to the CPI Adjustment set forth in Paragraph 3.4 above except that such CPI Adjustments shall be made annually (i.e., on each anniversary of such Determination Date as opposed to every fifth (5th) anniversary thereof). If Landlord and Tenant reach agreement with respect to the Fair Market Rent within thirty (30) days (the "**Outside Agreement Date**"), then the parties shall execute and deliver an amendment to this Lease to reflect such agreed upon Fair Market Rent. In the event the parties are unable to agree as to the appropriate amount of the Fair Market Rent on or before the Outside Agreement Date, then each party shall submit to the other party a separate written determination of the Fair Market Rent within forty (40) business days after the Outside Agreement Date, and such determinations shall be submitted to arbitration in accordance with Paragraphs 3.5.2(a) through 3.5.2(g) below. Failure of Tenant or Landlord to submit a written determination of the Fair Market Rent within such forty (40) business day period shall conclusively be deemed to be the non-determining party's approval of the Fair Market Rent submitted within such forty (40) business day period by the other party.

(a) Landlord and Tenant shall each appoint one arbitrator who shall by profession be an independent real estate broker or appraiser who shall have been active over the five (5) year period ending on the date of such appointment in the leasing or valuing of similar properties in the metro Hawthorne area of Los Angeles, California. The determination of the arbitrators shall be limited solely to the issue of whether Landlord's or Tenant's submitted Fair Market Rent is the closest to the actual Fair Market Rent as determined by the arbitrators, taking into account the requirements of Paragraph 3.5.2(b) of this Lease. Each such arbitrator shall be appointed within thirty (30) days after the Outside Agreement Date.

(b) The two (2) arbitrators so appointed shall within ten (10) days of the date of the appointment of the last appointed arbitrator agree upon and appoint a third arbitrator who shall be qualified under the same criteria set forth hereinabove for qualification of the initial two (2) arbitrators.

(c) The three (3) arbitrators shall within thirty (30) days after the appointment of the third arbitrator reach a decision as to whether the parties shall use Landlord's or Tenant's submitted Fair Market Rent and shall notify Landlord and Tenant thereof.

(d) The decision of the majority of the three (3) arbitrators shall be binding upon Landlord and Tenant.

(e) If either Landlord or Tenant fails to appoint an arbitrator within thirty (30) days after the Outside Agreement Date, the arbitrator appointed by one of them shall reach a decision, notify Landlord and Tenant thereof, and such arbitrator's decision shall be binding upon Landlord and Tenant.

(f) If the two (2) arbitrators fail to agree upon and appoint a third arbitrator within the time period provided in Paragraph 3.5.2(b) above, then Landlord and Tenant shall mutually select the third arbitrator. If Landlord and Tenant are unable to agree upon the third arbitrator within ten (10) days, then either party may, upon at least five (5) days prior written notice to the other party, request the Presiding Judge of and for the Los Angeles County Superior Court, acting in his private and nonjudicial capacity, to appoint the third arbitrator. Following the appointment of the third arbitrator, the panel of arbitrators shall within thirty (30) days thereafter reach a decision as to whether Landlord's or Tenant's submitted Fair Market Rent shall be used and shall notify Landlord and Tenant thereof.

(g) The cost of the arbitrators and the arbitration proceeding shall be paid by Landlord and Tenant equally, except that each party shall pay for the cost of its own witnesses and attorneys.

4. IMPOSITIONS

Subject to Paragraph 11 below, Tenant shall, during the Term, pay all Impositions (as defined in Paragraph 26.1 below), in installments if permitted by law and elected by Tenant, before any interest, penalty, fine or cost may be added for nonpayment thereof, and shall, at Landlord's request, furnish Landlord with reasonable proof of payment thereof. Any Imposition relating to a fiscal year or other period, part of which is within and part of which is precedent or subsequent to the Term, whether or not such Imposition shall become due and payable or become a lien upon the Leased Premises or any part thereof, or be assessed, levied, confirmed or imposed during the Term, shall be adjusted and apportioned between Tenant and Landlord so that Tenant shall pay only that portion of such Imposition relating to the Term of this Lease.

5. UTILITIES

During the Term, Tenant shall pay or cause to be paid all charges for water, gas, heat, light, power, sewer, telephone service and all other public or private utility services and all sprinkler systems and protective services at any time rendered to or in connection with the Leased Premises, the Improvements or any part thereof and shall comply with all contracts relating to such services.

6. IMPROVEMENTS/ALTERATIONS/PERSONAL PROPERTY/ SURRENDER

6.1 Construction. The terms and provisions of this Paragraph 6.1 shall apply with respect only to (i) any of the work required to be undertaken by Tenant pursuant to Paragraph 10.3.4 and (ii) if Tenant exercises the Option described in Paragraph 29, any new development of the Option Premises undertaken by Tenant which would be subject to the prior satisfaction of the conditions set forth in Paragraphs 29.1.1 through 29.1.4.

6.1.1 Generally. Landlord hereby grants to Tenant the right and power to construct Improvements relating to aviation and related amenities on the Leased Premises. Tenant agrees to construct Improvements in accordance with the terms of this

Paragraph 6.1 and, once commenced, to use reasonable efforts to cause the completion of Improvements.

6.1.2 Plans and Specifications. If Tenant is required by any governmental agencies, Tenant shall prepare working drawings and specifications ("**Plans**"), shall submit them to the appropriate governmental agencies for approval, and shall deliver to Landlord one complete set as approved by such governmental agencies.

6.1.3 Notice of Intent to Construct. Tenant shall notify Landlord of Tenant's intention to commence work on Improvements at least twenty (20) days before the commencement of any such work or delivery of any materials in order to provide Landlord with an opportunity to post appropriate notices of non-responsibility or take such other actions deemed necessary by Landlord.

6.1.4 Completion of Construction. Once any work on the Leased Premises is begun, Tenant shall with reasonable diligence prosecute to completion all construction of Improvements. All work shall substantially comply with all Legal Requirements, Permitted Uses and Insurance Requirements and be performed at Tenant's sole cost and expense. Any work performed by Tenant shall be deemed to have satisfied the foregoing if (i) as to the Improvements exclusive of interior tenant improvements, such portion of the Improvements have been approved in writing by the applicable governmental agencies with jurisdiction over same, and (ii) as to the interior tenant improvements, when a final Certificate of Occupancy entitling Tenant and/or Subtenants to occupy and use the Improvements has been duly issued by applicable governmental agencies. All work performed on the Leased Premises pursuant to this Lease, or authorized by this Lease, shall be done in a good and workmanlike manner and only with new materials of good quality and high standard. Tenant shall provide Landlord with a copy of "as-built" plans and lien releases with respect to any Improvements constructed by Tenant during the Term of this Lease.

6.1.5 Notice of Completion. On completion of Improvements, Tenant shall timely file, or cause to be filed, a notice of completion.

6.1.6 Ownership of Improvements. All Improvements shall remain the sole and separate property of Tenant until the expiration or earlier termination of this Lease pursuant to the provisions hereof, at which time the same shall become the property of Landlord.

6.1.7 Confirmation of Passage of Title. Tenant shall, upon Landlord's demand, deliver to Landlord such assignments, deeds, instruments and documents as Landlord shall reasonably request to confirm Landlord's ownership of Improvements pursuant to Paragraph 6.1.6 above.

6.2 Alterations. Tenant shall have the right, before or after any damage to or destruction of the Leased Premises, at any time and from time to time during the Term of this Lease, to make such changes and alterations, structural or otherwise, to Improvements as Tenant shall deem necessary or desirable, ("**Alteration(s)**"). Any such Alteration(s) shall be subject to

the same terms and conditions as set forth in Paragraph 6.1, in addition to the terms and conditions of this Paragraph 6.2. Notwithstanding that Landlord holds a reversionary fee title to Improvements, all salvage in the event of any such demolition, removal or relocation shall belong to Tenant. Notwithstanding anything contained in this Lease to the contrary, Landlord acknowledges that Tenant shall have the right, at any time, to construct, demolish, alter or reconstruct tenant improvements in the interior of Improvements without regard to Paragraph 6.1.2 of this Lease.

6.3 Personal Property. All Personal Property shall be and remain the property of Tenant, provided that Tenant shall be solely liable for and shall pay (when due) all costs, charges, payments or other sums due with regard to such Personal Property.

6.4 Holdover. Upon expiration or sooner termination of this Lease, Tenant shall surrender the Leased Premises and Improvements to Landlord in as good, safe, and clean condition as practicable, reasonable wear and tear and acts of God excepted. The Lease shall terminate without further notice at the expiration of the Term. Any holding over by Tenant after expiration shall not constitute a renewal or extension or give Tenant any rights in or to the Leased Premises except as expressly provided in the Lease.

7. FURTHER ASSURANCES

7.1 Good Faith Development Processing. Landlord agrees that it will in good faith accept for processing, review and action all completed applications for rezoning, special permits, development permits, subdivision maps or other entitlements for use of the Leased Premises in accordance with the General Plan, all applicable laws and this Lease; provided however, nothing herein is intended to predetermine, promise or guarantee any approval of such applications. Nothing in this Paragraph is intended to limit the City's police power discretion to require applications for development or entitlements or to impose conditions and modifications on any approval of proposed developments or entitlement.

7.2 General Cooperation. Landlord and Tenant each agree to reasonably cooperate with one another in order to carry out the intent of any term or provision of this Lease. Any future estoppels requested by either party will be provided and the requesting party will pay the other party's reasonable third party costs of preparing the estoppels.

8. MECHANIC'S LIENS

Tenant shall not suffer or permit any mechanic's liens to be filed against the Leased Premises or Improvements, nor against Tenant's leasehold interest in the Leased Premises by reason of work, labor, services or materials supplied or claimed to have been supplied to Tenant or anyone holding any interest in the Leased Premises and/or Improvements or any part thereof through or under Tenant. If any such mechanic's lien shall at any time be filed, Tenant shall within thirty (30) days after notice of the filing thereof, cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise; provided, however, that Tenant shall have the right to contest, with due diligence, the validity or amount of any such lien or claimed lien, if Tenant shall give to Landlord reasonable security therefor, for two hundred percent (200%) of the contested lien. Subject to the foregoing

provisions, if Tenant shall fail to cause such lien to be discharged within the period aforesaid, then, in addition to any other right or remedy of Landlord, Landlord may, but shall not be obligated to, discharge the same either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit or by bonding proceedings, and in any such event Landlord shall be entitled, if Landlord so elects, to compel the prosecution of an action for the foreclosure of such mechanic's lien by the lienor and to pay the amount of judgment in favor of the lienor with interest, costs and allowances. In such event Tenant shall, on or before the first (1st) day of the next calendar month following any such payment by Landlord, reimburse Landlord for the full amount paid by Landlord and all costs incurred by Landlord in connection therewith, including reasonable attorneys' fees, together with interest accruing from the date of such payment by Landlord until the date of such reimbursement by Tenant. Nothing contained in this Lease shall be deemed or construed in any way as constituting the consent or request of Landlord, express or implied, to any contractor, subcontractor, laborer or materialman for the performance of any labor or the furnishing of any materials for any specific improvements, alteration to or repair of the Leased Premises or Improvements or any part thereof, nor as giving Tenant a right, power or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of any mechanic's liens against Landlord's interest in the Leased Premises.

9. MAINTENANCE AND REPAIRS

The parties hereto acknowledge that it is their intent that this Lease be fully "triple net" and all taxes, insurance and maintenance costs and expenses of any kind or nature in connection with the Leased Premises or Improvements are entirely Tenant's obligation. Tenant shall keep or cause others to keep the Leased Premises, Improvements and the adjoining sidewalks and curbs in good and clean order and first-class condition, and will promptly make or cause others to make all necessary or appropriate repairs, replacements and renewals thereof, whether interior or exterior, or structural or non-structural, necessary to maintain the Leased Premises and Improvements in good and clean order and condition, reasonable wear and tear excepted. Tenant waives any rights created by any law now or hereafter in force to make repairs to the Leased Premises or Improvements at Landlord's expense. Landlord shall not be required to furnish any services or facilities or to make any repairs or alterations to the Leased Premises or Improvements and Tenant hereby assumes the full and sole responsibility for the condition, operation, repair, replacement, maintenance and management of the Leased Premises, Improvements and the Personal Property.

10. USE/LANDLORD SERVICES/TENANT SERVICES

10.1 Use. Prior to the Lease Commencement Date the Leased Premises has been operated by Landlord as a portion of the Hawthorne Airport. The Leased Premises, together with the portion of the Hawthorne Airport which is not being leased by Landlord to Tenant pursuant to this Lease, are operated on an integrated basis. Landlord and Tenant intend that the Leased Premises shall continue to be operated as a municipal airport during the Term of this Lease in substantially the same manner as the Leased Premises has been operated prior to the Lease Commencement Date, subject to the terms and provisions hereof

10.2 Landlord Services. Notwithstanding anything contained in this Lease to the contrary, Landlord and Tenant acknowledge and agree that Landlord shall continue to maintain sole responsibility for the provision of certain services to and/or related to the operation of the Leased Premises and those portions of the Hawthorne Airport which are not being leased to Tenant pursuant to this Lease (such services to be provided by Landlord are collectively referred to herein as "**Landlord Services**"). Subject to the availability of funds from (i) ongoing airport operations and (ii) the collection of Rent under this Lease, Landlord shall be solely responsible for the provision of such Landlord Services throughout the Term of this Lease and Tenant shall have no liability or responsibility with respect to any matter relating to such Landlord Services. Subject to the continued operation of the Hawthorne Airport, the availability of operating income generated from the operation of the Hawthorne Airport (including, without limitation, any Rent collected by Landlord under this Lease) and FAA grant funds and other similar funds obtained by Landlord, Landlord covenants and agrees to continue to undertake the following Landlord Services during the Term of this Lease, all of which shall be undertaken by Landlord in a manner consistent with Landlord's operations prior to the Lease Commencement Date:

10.2.1 Landlord shall report to the City Council and staff of the City of Hawthorne from time to time as may be required with respect to all matters relating to the use and operation of the Hawthorne Airport;

10.2.2 Subject to Tenant's obligations in Paragraph 10.4 below, Landlord shall be solely responsible for complying with and insuring that the Hawthorne Airport (including the Leased Premises) at all times complies with all regulations imposed by and all other matters relating to the Federal Aviation Administration ("FAA");

10.2.3 Landlord shall be responsible for all accounting matters relating to the operation of the Hawthorne Airport;

10.2.4 Landlord shall be responsible for the hiring, discharge, management, training and all other matters relating to airport personnel;

10.2.5 Landlord shall be solely responsible for AIP grant administration and payment of sponsor's share;

10.2.6 Landlord shall interface with the public regarding all noise issues and shall handle and address any matters relating thereto;

10.2.7 Landlord shall maintain, repair and keep in good working order all runways, tarmacs, taxiways, towers, lights and other areas of the Hawthorne Airport which are not leased to Tenant pursuant to this Lease in a manner consistent with that of similar, competitive airports in the metropolitan Los Angeles area;

10.2.8 Landlord shall maintain separate (a) general liability insurance, (b) property insurance and (c) general aviation insurance with respect to operations of the Hawthorne Airport in an amount and upon terms reasonably approved by Tenant and naming Tenant and Tenant's affiliates, as well as any Leasehold Mortgagee, as additional

insureds thereunder. Landlord may provide self-insurance in lieu of the insurance policies described in clauses (a) and (b) of the preceding sentence; provided, however, in no event shall Landlord have the right to provide self-insurance in lieu of the insurance policy described in clause (c) of the preceding sentence;

10.2.9 Landlord shall maintain responsibility for all matters relating to the Excluded Agreements, including without limitation the collection of any amounts payable by the parties thereunder; and

10.2.10 Landlord shall continue to provide all of the services described on Exhibit "B" attached hereto; provided, however, if Landlord shall fail to provide any of such services due to the fact that Landlord has insufficient funds to do so, then Tenant shall be entitled to provide such funds required to permit Landlord to provide such services and Tenant shall be entitled to prompt reimbursement by Landlord of Tenant's reasonable costs and expenses in taking such action (such funds contributed by Tenant shall be added to and deemed to be a part of Tenant's Invested Capital); provided, however, Tenant shall be entitled to deduct from Rent payable by Tenant to Landlord under this Lease, the amount described above to the extent Tenant has not received such reimbursement from Landlord..

10.3 Tenant Services. Tenant shall be solely responsible for providing the following services to and for the benefit of the Leased Premises during the Term of this Lease:

10.3.1 Leasing, management and retention of the existing tenants at the Leased Premises, including the collection of rent from such tenants (other than those tenants under any Excluded Agreements which will be the sole responsibility of Landlord);

10.3.2 Marketing the Leased Premises to prospective tenants and prospective subtenants;

10.3.3 The development of new Improvements at the Leased Premises (provided, however, in no event shall Tenant be deemed to have an affirmative obligation to develop any such Improvements);

10.3.4 Tenant shall, subject to the availability of utilities and any limitations imposed by the FAA, Landlord, the California Department of Transportation and any other applicable governmental agency, undertake those certain upgrades and other activities with respect to the Leased Premises described on Exhibit "C-1" attached hereto; if Tenant exercises the Option described in Paragraph 29 then Tenant shall subject to the availability of utilities and any limitations imposed by the FAA, Landlord, the California Department of Transportation and any other applicable governmental agency, also undertake those certain upgrades and other activities with respect to the Leased Premises described on Exhibit "C-2" attached hereto. Notwithstanding anything contained herein to the contrary, in no event shall Tenant be deemed to have any obligation with respect to the runways, tarmacs, taxiways, towers, lights and other

movement-related areas at the Hawthorne Airport, the responsibility for which has been allocated to Landlord pursuant to Paragraph 10.2.7 above);

10.3.5 To the extent FAA grant funds are not otherwise made available, Tenant shall be responsible for the cost of preparation of the airport master plan, including any required Environmental Impact Review, required in connection with the proposed development of the Leased Premises.

10.4 Tenant Obligation to Comply with Laws. Tenant shall at all times comply, and shall use commercially reasonable efforts to cause all subtenants and users of the Leased Premises to comply, with all applicable laws, all regulations imposed by and all other matters relating to the FAA that affect the Leased Premises, AIP grant assurances and other rules or regulations imposed governmental agencies with jurisdiction over the Hawthorne Airport. Landlord shall provide Tenant with written notice of all such applicable laws, rules and regulations.

10.5 Temporary Closure of Hawthorne Airport. Landlord and Tenant acknowledge and agree that Landlord shall have the right to temporarily suspend operations of the Hawthorne Airport only in the case of emergencies or as otherwise permitted or required by the FAA for up to five (5) calendar days each Lease Year; provided, however, Landlord shall, except in the case of emergencies, give Tenant written notice of any such suspension of operations not less than thirty (30) days prior to the date of such suspension. In no event shall Landlord have the right to suspend operations or close the Hawthorne Airport (i) more than two (2) times during any 30-day period or (ii) for more than five (5) days in any Lease Year, without the prior written consent of Tenant, which consent shall not be unreasonably withheld.

10.6 Operation of Hawthorne Airport; FAA Requirements. Landlord and Tenant hereby acknowledge and agree that the Hawthorne Airport shall at all times be operated in accordance with the terms and conditions set forth in any applicable FAA grant assurances and as set forth on Exhibit "G" attached hereto. Landlord and Tenant further acknowledge that Exhibit "G" to this Lease shall be attached to and made a part of any sublease which Tenant enters into in accordance with this Lease.

11. PERMITTED CONTESTS

Tenant, at its expense, may contest, after ten (10) days prior written notice to Landlord, by appropriate legal proceedings conducted in good faith and with due diligence, the amount or validity or application, in whole or in part, of any Imposition or any Legal Requirement, provided, however, that the contest, opposition or objection must be filed before the Imposition at which it is directed becomes delinquent. Landlord shall, upon written request by Tenant and at no cost to Landlord, join in any such contests, oppositions or objections if Tenant determines such joinder is necessary or convenient for the proper prosecution of the proceedings; provided, however, Landlord shall not be liable for any costs or expenses incurred or awarded in such contest proceedings. Tenant shall not continue or maintain any such contest, opposition or objection beyond the date upon which such Imposition becomes delinquent unless Tenant shall first either (a) make all contested payments, under protest if it desires, unless such proceedings shall suspend the collection thereof from Landlord or by levy upon any Rent or

other sums payable under this Lease; or (b) obtain and maintain a stay of all proceedings for enforcement of or collection of such Legal Requirement or Imposition, as the case may be, or (c) deliver to Landlord within thirty (30) days of Tenant's final determination of such contest a bond in an amount reasonably determined by Landlord to represent the full amount of such contested Imposition. Nothing herein shall be deemed to permit Tenant to contest any FAA grant assurances or any other reasonable rules and regulations customarily imposed by the FAA.

12. INSURANCE/INDEMNIFICATION

12.1 Insurance. At all times during the Term, Tenant shall keep the Leased Premises and any Improvements insured for the mutual benefit of Landlord and Tenant, under policies naming Landlord as an additional insured, against the following:

12.1.1 Loss or damage by fire, and such other risks as may be included in the standard form of extended coverage insurance from time to time available, in an amount not less than one hundred percent (100%) of the then full insurable value of the Improvements ("**Casualty Insurance**");

12.1.2 A policy of commercial general liability insurance (occurrence form) ("**Liability Insurance**"), having a combined single limit of not less than Two Million Dollars (\$2,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) aggregate, providing coverage for, among other things, blanket contractual liability, premises, products/completed operations and personal and advertising injury coverage (provided, however, in no event shall Tenant be required to maintain Liability Insurance with respect to operations of the Hawthorne Airport, it being agreed and understood that Landlord shall be solely responsible for maintaining such liability insurance pursuant to the terms and provisions of Paragraph 10.2.8 above). Commencing on the fifth (5th) anniversary of the Lease Commencement Date and each five (5) years thereafter, the foregoing liability amounts shall be subject to CPI Adjustment in accordance with Paragraph 3.4 above; and

12.1.3 Before commencement of any demolition or construction work, Tenant shall procure a policy of builder's "all risk" insurance including vandalism and malicious mischief coverage, in form and with a company reasonably acceptable to Landlord, covering improvements in place and all material and equipment at the job site furnished under contract, but excluding contractor's, subcontractor's, and construction manager's tools and equipment and property owned by contractor's or subcontractor's employees ("**Builder's Risk Insurance**"), said insurance to be maintained in force until completion and acceptance of the work.

The term "full insurable value" shall mean the actual replacement cost of the Improvements (excluding footings, foundation and excavation costs). Said "full insurable value" shall be determined by Tenant's insurer. The amount of the Liability Insurance which is to be maintained pursuant to this Paragraph 12.1 shall be reviewed by Landlord and Tenant every five (5) years to consider whether the amount of the coverage shall be increased.

12.2 Policy Provisions.

12.2.1 All insurance required under this Lease shall be effected under valid enforceable policies issued by insurers of recognized responsibility and licensed to do business in the State of California. Such insurance shall be provided by a company (or companies) having a general policy holder's rating in Best's Rating Guide of A- or better (or as acceptable to any Leasehold Mortgagee). Certificates evidencing all such policies shall be delivered to Landlord. At least thirty (30) days prior to the expiration date of any such policy the original renewal policy for such insurance shall be delivered by Tenant to the holder of the expiring original policy, and certificates thereof shall be delivered to Landlord. All such policies shall contain a non-cancellation clause except upon thirty (30) days' prior written notice to each named insured and loss payee. All such policies shall contain language to the effect that (i) the insurer waives the right of subrogation against Landlord and (ii) the policies are primary and noncontributing with any insurance that may be carried by Landlord.

12.2.2 All policies of insurance required herein shall name Landlord and Tenant as the insureds as their respective interests may appear. Subject to the provisions and limitations herein set forth, all Casualty Insurance and Builder's Risk Insurance policies shall also provide, if required by either party hereto, for any loss thereunder to be payable to any Leasehold Mortgagees as their respective interests may appear, pursuant to a standard mortgagee clause or endorsement. The loss, if any, under said Casualty Insurance and Builder's Risk Insurance policies shall be adjusted by Tenant with the insurance companies.

12.2.3 Subject to any contrary provision contained in a Leasehold Mortgage permitted under the terms of this Lease, the loss, if any, under all Casualty Insurance and Builder's Risk Insurance policies shall be payable (i) to Tenant, or (ii) to a bank, trust company, or insurance trustee ("**Depository**"), to be designated by Tenant in a notice given to the insurance companies.

12.2.4 Any loss paid under Casualty Insurance or Builder's Risk Insurance to Tenant shall be held by Tenant in trust for application first to the Restoration of the Leased Premises to the extent required under Paragraph 13 below (with any balance remaining thereafter to become Tenant's sole property, subject, however, to the rights of any Leasehold Mortgagees). Any loss so paid to the Depository shall be disbursed by it in accordance with the provisions of Paragraph 13.3 below.

12.2.5 Nothing in this Paragraph 12.2 shall prevent Tenant from taking out any of the insurance required hereunder under a blanket policy or policies of insurance which covers other properties owned by Tenant or affiliates of Tenant as well as the Leased Premises, provided that no insurance required hereunder is limited, decreased or modified as a result thereof (whether as the result of any co-insurance, excess coverage or other term or provisions of such blanket policy).

12.3 Waiver of Subrogation. Landlord and Tenant hereby mutually waive their respective rights of recovery against each other for any loss insured by Liability Insurance or Casualty Insurance policies existing for the benefit of the respective parties, to the extent of the insurance coverage is actually provided thereby.

12.4 Defense and Indemnification. Tenant hereby agrees to and shall hold Landlord, its elective and appointive boards, commissions, officers, agents and employees harmless from any liability for damage, or claims for damage for personal injury, including death, as well as claims for property damage which arise directly out of Tenant's or Tenant's contractors', subcontractors', agents', or employees' operations under this Lease. Tenant further agrees to indemnify, defend (with counsel selected by Tenant), save and hold Landlord, its elective and appointive boards, commissions, officers, agents and employees, all personally and in their official capacities, harmless from any liability for damages, costs and attorney's fees in the event of any litigation challenging the validity of this Lease, any actions taken by the parties under this Lease, or Landlord's approval of this Lease, including, without limitation, any challenge based upon the California Environmental Quality Act and the California Subdivision Map Act; provided, however, the foregoing indemnity shall not apply to claims based on or liability arising as a result of the sole negligence or the fraud or willful misconduct of Landlord or any other indemnitee described herein. This provision shall survive and continue after the termination of this Lease.

13. DAMAGES TO OR DESTRUCTION OF PROPERTY

13.1 Tenant to Give Notice. In case of any material damage to or destruction of the Leased Premises or any part thereof, Tenant shall promptly give written notice thereof to Landlord generally describing the nature, extent and cause of such damage or destruction.

13.2 Restoration. In case of any damage to or destruction of the Leased Premises or any part thereof, subject to the provisions of Paragraph 6.2 above and Paragraph 13.4 below, Tenant shall, at its expense, promptly commence and continue through to completion (subject to Unavoidable Delays) the restoration, replacement or rebuilding of the Leased Premises as nearly as possible to its value, condition and character, subject to the remedial limitation contained in Paragraph 6.1.6 above, immediately prior to such damage or destruction, with such Alterations as may be made at Tenant's election pursuant to and subject to the terms of Paragraph 6.2 ("**Restoration**").

13.3 Application of Insurance Proceeds.

13.3.1 Subject to the rights of any permitted Leasehold Mortgagee, insurance proceeds received by a Depository pursuant to Paragraph 12.2.3 above shall be paid to Tenant according to Depository's standard procedures for disbursing construction loan proceeds, from time to time, as Restoration progresses, to pay (or reimburse Tenant for) the cost of Restoration. Subject to the rights of any Leasehold Mortgagees, any excess (i.e. beyond all sums necessary for such Restoration) shall be paid to Tenant as its sole and separate property with respect to Alterations and Improvements.

13.3.2 Any such Casualty Insurance proceeds paid to Tenant shall be applied by Tenant first directly toward such Restoration.

13.4 Termination. In the event the Leased Premises shall be damaged as a result of (i) any casualty during the last seven (7) years of the Term to the extent the Leased Premises cannot be reasonably repaired or restored, or (ii) as a result of any earthquake or other

casualty not covered by any insurance that is required to be carried on the Leased Premises, Tenant may, subject to the satisfaction of those conditions set forth below, elect to terminate this Lease and all of its obligations hereunder effective as of the date which is the last calendar day of the second (2nd) month following such event of destruction, provided that such notice of termination must be delivered to Landlord within thirty (30) days after the occurrence of such damage or destruction. If Tenant so elects to terminate, Tenant shall raze any damaged Improvements on the Leased Premises and Tenant's indemnity obligations herein shall survive such termination of the Lease. Tenant's right to terminate this Lease as provided in this Paragraph 13.4 shall be subject to each of the following conditions:

13.4.1 Tenant shall give Landlord notice of the damage or destruction promptly but not later than fifteen (15) days after such event of destruction, detailing facts that qualify the casualty under this provision;

13.4.2 Tenant shall not be in default under any provision or condition of this Lease;

13.4.3 Tenant shall continue to make all payments when due as required by the provisions of the Lease (except that Landlord may, by notice given at any time after Tenant's notice of the damage or destruction, elect to terminate the Lease at a date stated in Landlord's notice and to forgive all rent for the period following that date);

13.4.4 Tenant pays in full, or has paid in full, any outstanding debt secured by an approved Leasehold Mortgage;

13.4.5 Tenant delivers possession of the Leased Premises and Improvements to Landlord and quitclaims all right, title, and interest in the Leased Premises and Improvements, if, and promptly after, ceasing to do business on the Leased Premises;

13.4.6 Tenant causes to be discharged all liens and encumbrances resulting from any act or omission of Tenant which are not consented to by Landlord in writing;

13.4.7 Tenant complies with the provisions of this Lease relating to the application of insurance proceeds; and

13.4.8 Tenant uses all available insurance proceeds to pay the costs or removing all debris and remains of the damaged Improvements from the Leased Premises.

14. CONDEMNATION

14.1 Definitions. Whenever used in this Lease, the following words shall have the following respective meanings:

14.1.1 "**Award**" shall mean compensation paid for a Taking whether pursuant to a judgment or by agreement or otherwise.

14.1.2 **"Condemnation" or "condemnation proceedings"** shall mean any action or proceeding brought by a competent governmental authority for the purpose of any taking of the fee title of the Leased Premises or any part thereof as a result of the exercise of the power of eminent domain, including a voluntary sale to such authority either under threat of or in lieu of condemnation or while such action or proceeding is pending.

14.1.3 **"Notice of Intent of Taking"** shall mean any notice or notification on which a reasonably prudent person would rely and which such person would interpret as expressing an existing intention of a Taking as distinguished from a mere preliminary inquiry or proposal. It includes, but is not limited to, the service of a condemnation summons and complaint (or other legal process relating to condemnation of the Leased Premises) by any party to this Lease. Such notice is considered to have been received when a party to this lease receives from the condemning agency or entity a notice of intent to take, in writing, containing a description or map of the Taking reasonably defining the extent thereof.

14.1.4 **"Partial Taking"** shall mean any Taking affecting fee title to the Leased Premises, or a portion thereof, that is not either a Total or a Substantial Taking.

14.1.5 **"Substantial Taking"** shall mean a Taking of so much of Leased Premises, or the Improvements thereon, or both, such that the remaining portion not so Taken cannot be so repaired or reconstructed, taking into consideration the amount of the Award available for repair or restoration, as to constitute complete, rentable structures, capable of producing a proportionately fair and reasonable net annual income after payment of all operating expenses, the monthly Base Rent (as such may be reduced as the result of such Taking) and all other charges payable under this Lease, and after performance of all covenants required of Tenant by law and under this Lease.

14.1.6 **"Taking"** shall mean an event of vesting of title to the fee or any leasehold or other interest therein or right accruing thereto of the Leased Premises or any part thereof in a competent authority pursuant to, or as a result, in lieu or in anticipation, of the exercise of the right of condemnation or eminent domain.

14.1.7 **"Total Taking"** shall mean a Taking of the fee title to the entire Leased Premises and the Improvements thereon.

14.1.8 **"Vesting Date"** shall mean the date of a Taking, which date shall be considered to take place as of the earlier of the date (i) actual physical possession is taken by the condemnor, or (ii) title actually passes to the condemnor.

14.2 **Notice to Other Party.** A party receiving any notice of the kind specified below shall promptly give the other party notice of the receipt, contents, and date of the notice received:

14.2.1 Notice of Intended Taking;

14.2.2 Service of any legal process relating to condemnation of the Leased Premises;

14.2.3 Notice in connection with any proceedings or negotiations with respect to such a condemnation; or

14.2.4 Notice of intent or willingness to make or negotiate a private purchase, sale or transfer in lieu of condemnation.

14.3 Total Taking. In case of a Total Taking, this Lease and Tenant's obligations hereunder shall terminate as of the Vesting Date; provided, however, that such termination shall not relieve or absolve Tenant of any obligations that shall have accrued or been in existence prior to the Vesting Date.

14.4 Substantial Taking. If the Taking is substantial under the definition appearing above, Tenant may, by notice to Landlord given within sixty (60) days after Tenant receives a Notice of Intended Taking, elect to treat the Taking as a Substantial Taking. If Tenant does not so notify Landlord, the Taking shall be deemed a Partial Taking. If Tenant gives such notice and Landlord gives Tenant notice disputing Tenant's contention within thirty (30) days following Tenant's notice, the dispute shall be promptly determined by binding arbitration through and pursuant to the rules of the American Arbitration Association. If Landlord gives no such notice, the Taking shall be considered a Substantial Taking. Tenant shall, thereafter, deliver up possession of the Leased Premises to Landlord by the later of (i) twenty (20) days after determination that the Taking was a Substantial Taking, or (ii) the Vesting Date, or the Taking shall, notwithstanding the foregoing, be treated as a Partial Taking. The delivery of possession of the Leased Premises to Landlord pursuant to this Paragraph 14.4 shall not be deemed to excuse or waive any obligations of Tenant under the Lease arising prior to the termination of the Lease. In case of a Substantial Taking, the Lease shall be deemed terminated as of the Vesting Date. Notwithstanding any of the foregoing, the terms and conditions of this Paragraph 14 shall be subject to the terms of any Leasehold Mortgage permitted hereunder.

14.5 Partial Taking. Upon any Partial Taking, this Lease shall remain in full force and effect, covering the portion of the Leased Premises not subject to the condemnation action, except that the Rent shall be reduced in the same ratio as the rentable area in the Improvements taken bears to the total rentable area of the Improvements on the Leased Premises (as existed prior to the condemnation).

14.6 Allocation of Award; Total or Substantial Taking. If this Lease shall terminate pursuant to the provisions of Paragraphs 14.3 or 14.4 by reason of a Total or Substantial Taking, the total Award in the condemnation proceedings shall be apportioned and paid, to the extent available, in the following order of priority:

14.6.1 The Leasehold Mortgagee on the Leased Premises, if any, shall first be entitled to have its mortgage loan satisfied.

14.6.2 Landlord, Tenant and Leasehold Mortgagee shall next be entitled to their expenses and charges, including, without limitation, attorneys' fees reasonably incurred in connection with the Taking.

14.6.3 To Tenant and Landlord in proportion to their respective interests in the Leased Premises;

14.6.4 The balance, if any, shall be treated as "Additional Rent" and divided between Landlord and Tenant pursuant to the terms of Paragraph 3.2.2(b) through 3.2.2(f).

14.7 Allocation of Award; Partial Taking. In the event of a Partial Taking, Tenant shall commence and proceed with reasonable diligence to repair or reconstruct the remaining Improvements to a complete architectural unit or units, including without limitation, temporary repairs, changes and installations required to accommodate subtenants and all other work incidental to and in connection with all of the foregoing, provided it has received its share of the Award adequate to do so at no additional expense to Tenant. All such repair, reconstruction and work shall hereinafter in this Paragraph be called "**Rebuilding.**"

The total Award in the condemnation proceedings, in the event of such Partial Taking, shall be apportioned and paid, to the extent available, in the following order of priority:

14.7.1 Tenant shall first be entitled to an amount equal to the cost of Rebuilding. If Landlord and Tenant cannot agree upon such amount, it shall be determined by binding arbitration through and pursuant to the rules of the American Arbitration Association.

14.7.2 Landlord, Tenant and any Leasehold Mortgagee shall next be entitled to their expenses and charges, including, without limitation, reasonable attorneys' fees incurred in connection with the Taking.

14.7.3 To Tenant and Landlord in proportion to their respective interests in the Leased Premises;

14.7.4 The balance, if any, shall be treated as "Additional Rent" and divided between Landlord and Tenant pursuant to the terms of Paragraph 3.2.2(b) through 3.2.2(f).

14.8 Temporary Taking. In the event of a Taking of all or any portion of the Leased Premises for a temporary use, the foregoing provisions of this Paragraph 14 shall be inapplicable thereto, this Lease shall continue in full force and effect. If any portion of the Award for such temporary use is intended to cover the cost of Rebuilding of the Improvements to the condition they were in prior to such temporary use or to make repairs occasioned by or resulting from such temporary use, such portion shall be used by Tenant to cover the cost of such Rebuilding.

14.9 Settlement. Neither Landlord nor Tenant shall, without the consent of the other party (unless Tenant be in default of this Lease), or Leasehold Mortgagee, (i) make any settlement with the condemning authority, or (ii) convey any portion of the Leased Premises to such authority in lieu of condemnation or (iii) consent to any Taking.

15. FINANCING/HYPOTHECATION

15.1 Financing. Landlord agrees and acknowledges that Tenant shall have the right and power, but not the obligation, to:

15.1.1 At any time hereafter finance construction, alteration or removal of Improvements and all soft and hard costs and expenses related to such construction, start-up and operation of Improvements and other facilities comprising the Leased Premises (the "**Interim and/or Construction Financing**");

15.1.2 At any time hereafter, obtain interim, take-out or permanent financing for the purposes of acquiring the Leased Premises, repaying any Interim and/or Construction Financing, holding and operating Improvements (and other facilities comprising the Leased Premises) and other purposes related to the Leased Premises (the "**Permanent Financing**"); and

15.1.3 Obtain refinancing for the Leased Premises ("**Refinancing**"). Such Interim and/or Construction Financing, Permanent Financing and Refinancing are sometimes hereinafter collectively referred to as "**Financing**" or "**Leasehold Financing**". Any such Financing may be evidenced by one or more promissory notes and secured by one or more Leasehold Mortgages, subject to all of the terms and conditions set forth in this Paragraph 15.

15.2 Leasehold Mortgages. Tenant may, with notice to Landlord, mortgage the leasehold estate hereby created and Tenant's interest, if any, in Improvements. As used herein the term "**Leasehold Mortgage**" shall mean any mortgage, deed of trust or other security instrument which constitutes a lien on Tenant's leasehold interest in this Lease and the leasehold estate created hereby and "**Leasehold Mortgagee**" shall mean the holder of a Leasehold Mortgage. The execution and delivery of any Leasehold Mortgage shall not be deemed to constitute an assignment or transfer of this Lease nor shall the holder of any Leasehold Mortgage, as such, be deemed an assignee or transferee of this Lease so as to require such holder to assume the performance of any of the terms, covenants or conditions on the part of Tenant to be performed hereunder. Landlord and Tenant agree to the following:

15.2.1 Notice. If Tenant or any Leasehold Mortgagee shall have delivered to Landlord prior written notice of the address of any Leasehold Mortgagee, Landlord shall mail to such Leasehold Mortgagee a copy of any notice or other communication from Landlord to Tenant under this Lease at the time of giving such notice or communication to Tenant, and shall give to such Leasehold Mortgagee notice of any rejection of this Lease by Tenant's trustee in bankruptcy or by Tenant as debtor in possession and no termination of this Lease or termination of Tenant's right of possession of the Leased Premises or reletting of the Leased Premises by Landlord predicated on the giving of any notice shall be effective unless Landlord gives to such Leasehold Mortgagee written notice or a copy of its notice to Tenant of such default or termination, as the case may be.

15.2.2 Right to Cure. In the event of any default by Tenant under the provisions of this Lease, any Leasehold Mortgagee shall have, after receipt of written notice from Landlord, the same periods as are given Tenant for remedying such default or causing it to be remedied. In addition, in those instances which reasonably require any Leasehold Mortgagee to be in possession of the Leased Premises to cure any default by Tenant, the time therein allowed any Tenant's Leasehold Mortgagee to cure any default by Tenant shall be deemed extended to include the reasonable period of time required by any Leasehold Mortgagee to obtain such possession with due diligence, and in those instances in which any Leasehold Mortgagee is prohibited by any process or injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceeding involving Tenant from commencing or prosecuting foreclosure or other appropriate proceedings in the nature thereof, the time herein allowed any Leasehold Mortgagee to prosecute such foreclosure or other proceeding shall be extended for the period of such prohibition, provided such Leasehold Mortgagee makes payments of Rent and any other monetary payments to Landlord in accordance with the terms and within the time frames set forth in this Lease. In such event any Leasehold Mortgagee, without prejudice to its rights against Tenant, shall have the right, but not the obligation, to cure such default within the applicable grace periods provided for herein whether such default consists of the failure to pay Rent or any other monetary obligations to Landlord or the failure to perform any other matter or thing which Tenant is hereby required to do or perform, and Landlord shall accept such performance on the part of such Leasehold Mortgagee as though the same had been done or performed by Tenant, and for such purpose Landlord and Tenant hereby authorize such Leasehold Mortgagee to enter upon the Leased Premises and to exercise any of its rights and powers under this Lease and, subject to the provisions of this Lease, under the Leasehold Mortgage.

15.2.3 No Termination During Foreclosure or Cure. In the event of any default by Tenant, and if prior to the expiration of the applicable grace period specified in Paragraph 15.2.2 above, a Leasehold Mortgagee shall give Landlord written notice that it intends to undertake the curing of such default, or to cause the same to be cured, or to exercise its rights to acquire the leasehold interest of Tenant by foreclosure or otherwise, and shall immediately commence and then proceed with all due diligence to do so, whether by performance on behalf of Tenant of its obligations under this Lease, or by entry on the Leased Premises by foreclosure or otherwise, then Landlord shall not terminate or take any action to effect a termination of this Lease or reenter, take possession of or relet the Leased Premises or similarly enforce performance of this Lease in a mode provided by law so long as such Leasehold Mortgagee (i) is with all due diligence and in good faith engaged in the curing of such default and (ii) makes payment of Base Rent and other monetary payments required of Tenant in accordance with the terms and provisions of this Lease. The Leasehold Mortgagee shall not be required to continue such possession or foreclosure proceedings; provided further, however, that if the default is not susceptible to being cured by Leasehold Mortgagee, such default shall be deemed cured if Leasehold Mortgagee shall (i) proceed in a timely and diligent manner to accomplish the foreclosure of Tenant's interest and (ii) makes payment of Base Rent and other monetary payments required of Tenant in accordance with the terms and provisions of this Lease.

15.2.4 New Lease. In the event Tenant's interest under this Lease is terminated by Landlord for any reason including, without limitation, Tenant's default or rejection of the Lease by a trustee in bankruptcy or a debtor in possession (and provided an unsatisfied Leasehold Mortgage stands of record) or in the event Tenant's interest under this Lease shall be sold, assigned or transferred pursuant to the exercise of any remedy of any Leasehold Mortgagee, or pursuant to judicial or other proceedings, Landlord shall immediately execute and deliver a new lease of the Premises to such Leasehold Mortgagee or its nominee, purchaser, assignee or transferee, upon written request by such Leasehold Mortgagee or such nominee, purchaser, assignee or transferee given within sixty (60) days after such sale, assignment or transfer for the remainder of the term of the Lease with the same agreements, covenants and conditions (except for any requirements which have been fulfilled by Tenant prior to termination) as were contained herein and with priority equal to that hereof; provided, however, that such Leasehold Mortgagee shall promptly cure any default of Tenant susceptible to cure by such Leasehold Mortgagee (including, without limitation, any monetary default), and provided further that if more than one Leasehold Mortgagee requests such new lease, the Leasehold Mortgagee holding the most senior Leasehold Mortgage shall prevail. Upon execution and delivery of such new lease, Landlord shall cooperate with the new tenant, at the expense of the said new tenant, in taking such action as shall be necessary to cancel and discharge this Lease and to remove Tenant named herein from the Premises. In such event the ownership of Improvements to the extent owned by Tenant shall be deemed to have been transferred directly to such transferee of Tenant's interest in this Lease. Any costs incurred by Landlord in connection with such new lease (including reasonably attorneys' fees) shall be paid by Leasehold Mortgagee.

15.2.5 No Conflict. In the event of a default under a Leasehold Mortgage, such Leasehold Mortgagee may exercise with respect to the Leased Premises any right, power or remedy under the Leasehold Mortgage which is not in conflict with the provisions of this Lease.

15.2.6 Transfer After Foreclosure. This Lease may be assigned, without the consent of Landlord, to any Leasehold Mortgagee, pursuant to foreclosure or similar proceedings, or pursuant to an assignment or other transfer of this Lease to such Leasehold Mortgagee in lieu thereof, and may be thereafter assigned by such Leasehold Mortgagee, subject to the provisions of Paragraph 16 hereof, and any Leasehold Mortgagee shall be liable to perform the obligations herein imposed on Tenant only for and during the period it is in possession or ownership of the leasehold estate created hereby. Leasehold Mortgagee shall deliver written notice to Landlord of any such assignment, provided such notice shall be for informational purposes only.

15.2.7 No Surrender or Modification Binding. No surrender (except a surrender upon the expiration of the Term of this Lease or upon termination by Landlord pursuant and subject to the provisions of this Lease) by Tenant to Landlord of this Lease, or of the Leased Premises, or any part thereof, or of any interest therein, and no termination of this Lease by Tenant shall be valid or effective, and neither this Lease nor any of the terms hereof may be amended, modified, changed or canceled and no consent

of Tenant hereunder shall be valid or effective without the prior written consent of any Leasehold Mortgagee, which consent shall not be unreasonably withheld or delayed.

15.2.8 Assignment of Sublease. Provided that Leasehold Mortgagee continues to perform all of Tenant's monetary obligations hereunder, Landlord consents to a provision in any Leasehold Mortgages or otherwise for an assignment of rents from Subleases of the Leased Premises to the holder thereof, effective upon any default under such Leasehold Mortgage.

15.2.9 Multiple Leasehold Mortgages. If at any time there shall be more than one Leasehold Mortgage, the holder of the Leasehold Mortgage prior in lien shall be vested with the rights under Paragraph 15.2.2 hereof (other than the provisions for receipt of notices as provided herein) to the exclusion of the holder of any junior Leasehold Mortgage; provided, however, that if the holder of a first lien Leasehold Mortgage shall fail or refuse to exercise the rights set forth in said Paragraph 15.2.2, each holder of a Leasehold Mortgage in the order of the priority of their respective liens shall have the right to exercise such rights and provided further, however, that with respect to the right of the holder of Leasehold Mortgage under Paragraph 15.2.4 hereof to request a new lease, such right may, notwithstanding the limitation of time set forth in said Paragraph, be exercised by the holder of any junior Leasehold Mortgage, in the event the holder of a prior Leasehold Mortgage shall not have exercised such right within such sixty (60) day period after the receipt of Landlord's termination notice, provided that such junior Leasehold Mortgagee must exercise such right by no later than seventy-five (75) days after the giving of notice by Landlord of termination of this Lease as provided in said Paragraph.

15.2.10 Consent of Landlord Not Required. The foreclosure of a Leasehold Mortgage, or any sale thereunder, whether by judicial proceedings or by virtue of any power contained in any Leasehold Mortgage, or any conveyance of the leasehold estate created hereby from Tenant to any Leasehold Mortgagee through, or in lieu of, foreclosure or other appropriate proceedings in the nature thereof, shall not breach any provision of or constitute a default under this Lease, and upon such foreclosure, sale or conveyance Landlord shall recognize any Leasehold Mortgagee, or any purchaser at such foreclosure sale, as Tenant hereunder, provided that such purchaser (i) can reasonably demonstrate that it has the financial ability to perform the obligation of Tenant under this Lease, (ii) has a level of experience in airport operations similar to the level of experience of Tenant as of the Lease Commencement Date and (iii) is of good character or reputation.

15.3 Fee Mortgage. Landlord shall have the right, from time to time and at anytime, to enter into a mortgage, deed of trust or other security instrument on the interests of Landlord in the Leased Premises and/or Landlord's reversionary interest in the balance of the Premises (a "Fee Mortgage"); provided, however, this Lease, as the same may be modified, amended or supplemented, and all rights of Tenant hereunder, and any Leasehold Mortgage by Tenant which satisfies the terms and conditions of this Lease and all rights of any Leasehold Mortgagee of Tenant hereunder are and shall have priority over, and shall be senior and superior to, the lien of any Fee Mortgage, security agreement or other lien or encumbrance now or

hereafter made by Landlord and affecting the Leased Premises, whether or not such Fee Mortgage, security agreement or other lien or encumbrance shall also cover other lands and/or buildings.

16. ASSIGNMENT/SUBLETTING

16.1 Assignment.

16.1.1 Permitted Assignments. Tenant shall not have the right to assign its interest in the Lease without the prior written consent of Landlord, which shall not be unreasonably withheld, conditioned or delayed; provided, however, Landlord and Tenant acknowledge and agree that it shall be considered unreasonable for Landlord to withhold such consent if the proposed Assignee (i) can reasonably demonstrate that it has the financial ability to perform the obligations of Tenant under this Lease, (ii) has a level of experience in airport operations similar to the level of experience of Tenant as of the Lease Commencement Date, and (iii) is of good character or reputation. Any assignment by Tenant without the prior written consent of Landlord as herein provided, whether it be voluntary or involuntary, by operation of law or otherwise, is void and shall, at the option of Landlord, terminate the Lease. In the event of an assignment of the Lease, Tenant shall not be responsible for and shall be deemed to be released from all obligations and liabilities arising under this Lease from and after the date of such assignment.

16.1.2 Permitted Assignments. Notwithstanding anything to the contrary contained in this Agreement, including without limitation Paragraph 16.1.1 above, the prior written consent of Landlord shall not be required in the event of a proposed assignment: (a) to an entity that is controlled by or is under the common control with Tenant (an "Affiliate"); (b) to an entity resulting from a consolidation or restructuring, or to the surviving entity in the case of a merger, to which Tenant or Affiliate shall be a party; (c) to any trustee named in a deed of trust, (d) any Leasehold Mortgagee named in a Leasehold Mortgage, (e) any person named in any other type of security instrument for the purpose of incurring an encumbrance on such interest and such leasehold estate pursuant to Paragraph 15 of this Lease, or (f) any purchaser in connection with its acquisition of Tenant's rights by foreclosure or deed in lieu of foreclosure so long as such purchaser satisfies the requirements of Paragraph 15.2.10 above.

16.1.3 Conditions to Assignment. The following are conditions precedent to Tenant's right of assignment pursuant to Paragraph 16.1.1: (i) Tenant shall give Landlord thirty (30) days notice of the proposed assignment with appropriate documentation as evidence that the proposed transferee qualifies under the terms hereof; (ii) except in the event of an assignment to a Leasehold Mortgagee in a Leasehold Mortgage, the proposed transferee shall expressly assume all of the covenants and conditions of this Lease by execution and recordation of an instrument in form and substance reasonably satisfactory to Landlord; (iii) upon any assignment by Tenant of less than its entire interest hereunder, Tenant and such transferee shall apportion and

allocate all sums due as are payable to Landlord by Tenant under the Lease prior to such assignment.

16.2 Subletting.

16.2.1 Permitted Subleases/Conditions. Except as otherwise expressly provided in the next sentence, Tenant shall not be required to obtain Landlord's prior consent with respect to any sublease (each, a "Sublease") at the Leased Premises. Notwithstanding the foregoing, Tenant shall be required to obtain the prior consent of Landlord, which consent shall not be unreasonably withheld, with respect to any Sublease which is for (A) a fixed base operation ("FBO") or (B) a jet fuel distribution facility; Tenant shall notify Landlord in writing of Tenant's intent to enter into any such Sublease described in clause (A) or (B) above, which notice shall set forth the material terms and conditions of the proposed Sublease and the relevant qualifications of the proposed Subtenant, and Landlord shall have ten (10) business days to either approve or disapprove in writing such proposed Sublease; Landlord's failure to approve or disapprove such proposed Sublease within such 10-business day period shall be deemed to be Landlord's affirmative approval thereof. Tenant further acknowledges that any proposed Sublease which provides for a use which is not related to aviation, aviation services or other amenities which serve aviation uses and/or the Hawthorne Airport, shall be subject to the prior approval of the FAA, which approval shall not be unreasonably withheld. Tenant agrees for the benefit of Landlord that each Sublease (i) shall state that it is subject to the terms and provisions of this Lease, (ii) shall require that the Subtenant thereunder attorn to and accept Landlord as the lessor thereunder in the event this Lease is terminated and Landlord requests such attornment, and (iii) shall provide that in the event Landlord delivers a notice to Subtenant stating that Tenant is in default under this Lease, then from and after receipt of such notice Subtenant shall pay the rental payments payable by Subtenant under its Sublease directly to Landlord until such time as Subtenant is notified by Landlord that Tenant has cured such default. Tenant shall, promptly after execution of each Sublease, notify Landlord of the name and mailing address of the Subtenant and shall, on demand, provide Landlord with a copy of the Sublease. Tenant shall not accept, directly or indirectly, more than two (2) months prepaid rent from any Subtenant. In the event of a sublease of this Lease, Tenant shall not be relieved of any of its obligations under this Lease.

16.2.2 Non-Disturbance Agreement. Subject to the provisions of Paragraph 16.2.1 above, Landlord hereby agrees for the benefit of any Subtenant that, if Landlord, for the purposes of this Paragraph 16.2.2, has approved such Sublease (which approval shall not be unreasonably withheld or delayed), then upon the termination of this Lease pursuant to any of the provisions of Paragraph 20 hereof or otherwise, Landlord shall recognize the Subtenant under such Sublease as the direct tenant of Landlord under all terms and conditions contained in such Sublease and for a term expiring on the earlier of the expiration of (i) this Lease or (ii) such Sublease; provided, however, that at the time of the termination of this Lease (i) not more than two (2) months' Rent shall have been prepaid thereunder, (ii) no default shall exist under the Subtenant's Sublease which at such time would then permit the landlord thereunder to terminate the same or to exercise any dispossession remedy provided for therein and (iii) the

Subtenant shall deliver to Landlord an instrument confirming the agreement of such Subtenant to attorn to Landlord and to recognize Landlord as the Subtenant's landlord under the Sublease. If requested by Tenant, Landlord agrees to execute a Non-Disturbance and Attornment Agreement with respect to any such Sublease satisfying the terms of Paragraph 16.2.1 above and this Paragraph 16.2.2 and containing the pertinent provisions hereof and any other customary terms and provisions not inconsistent herewith.

16.2.3 Sublease and "Sale" of Hangars. Notwithstanding anything in this Lease to the contrary, Tenant shall have the right to (i) sublease any portion of the Leased Premises to third-parties and (ii) in connection with entering into such Subleases, sell any Improvements located thereon (including, without limitation, any hangars and/or related facilities) to such sub-tenant, which Improvements will be owned and held by such sub-tenant until the expiration of this Lease. Landlord shall have the right to approve such proposed subtenant, which approval shall not be unreasonably withheld; provided, however, Landlord agrees that it shall not withhold such consent so long as Tenant can reasonably demonstrate that such proposed subtenant has experience in general aviation matters, has a reasonably sound financial condition and does not have a negative reputation. The net proceeds received by Tenant in connection with the "sale" of any such Improvements shall be treated as "Net Income" and divided between Tenant and Landlord and distributed in accordance with the provision of Paragraph 3.2.2. The sub-rent payable by any such subtenant shall be determined in accordance with Paragraph 3.5.1.

17. ESTOPPEL CERTIFICATE

Tenant agrees at any time and from time to time, upon not less than ten (10) business days' prior notice by Landlord to execute, acknowledge and deliver to Landlord a statement in writing certifying that (i) this Lease is unmodified and in full force and effect (or if there have been modifications that this Lease is in full force and effect as modified and stating the modifications), (ii) the dates to which the Rent has been paid, and (iii) whether or not to the best knowledge of the signer of such statement Landlord is then in default or may be in default with notice or the passage of time, or both, in keeping, observing or performing any term, covenant, agreement, provision, condition or limitation contained in this Lease, and, if in default, specifying each such default; it being intended that any such statement delivered pursuant to this Paragraph may be relied upon by Landlord, Landlord's lender or any prospective purchaser of the fee.

18. LIMITATION OF LANDLORD'S LIABILITY

18.1 Current Term. The term "**Landlord**" as used in this Lease so far as covenants or obligations on the part of Landlord are concerned shall be limited to mean and include only the owner or owners at the time in question of Landlord's interest in Improvements and the Leased Premises. In the event of any transfer or transfers of the title to such interest, the Landlord herein named (and in case of any subsequent transfers or conveyances, the then grantor) shall be automatically freed and relieved from and after the date of such transfer or conveyance from all obligations on the part of Landlord contained in this Lease to be performed

after the date of such transfer (but not from any indemnity or other obligations incurred by Landlord prior to the date of said transfer), provided that any funds in the hands of such Landlord or the then grantor at the time of such transfer which are to be paid to Tenant or otherwise held for application pursuant to this Lease shall be transferred to such grantee and such grantee shall expressly assume, subject to the limitations of this Paragraph 18, all of the terms, covenants and conditions in this Lease contained on the part of Landlord thereafter to be performed, it being intended hereby that the covenants and obligations contained in this Lease on the part of Landlord shall, subject as aforesaid, be binding on Landlord, its successors and assigns, only during and in respect of their respective successive periods of ownership.

18.2 Financial Limitations. Notwithstanding anything to the contrary contained in this Lease, if at any time Landlord shall fail to perform or pay any covenant or obligation on its part to be performed or paid hereunder, and as a consequence thereof, Tenant or its successors and assigns shall obtain a monetary judgment against Landlord, Tenant agrees to look solely to the interest of Landlord in the Leased Premises for the satisfaction of such judgment, and if such interest is insufficient to satisfy the judgment amount, Tenant shall have no right of action nor shall Landlord be liable for any such insufficiency.

18.3 Individuals Not Liable. In the event of any action or other dispute arising in connection with this Lease, Tenant hereby agrees that no action shall be taken against any individual official, City Council member, attorney, officer or employee, of Landlord or any Affiliate of Landlord, Tenant hereby expressly covenanting and agreeing that no such person shall have any personal liability under or in connection with this Lease or any matter connected therewith, and each party hereto hereby forever waives any right to bring any action against any such person.

19. DEFAULT/BANKRUPTCY

19.1 Tenant's Default. The occurrence of any one or more of the following events shall be deemed an "Event of Default" by Tenant hereunder:

19.1.1 Default in the payment of any Rent or other monetary obligation owed by Tenant to Landlord hereunder, if such default continues for a period of five (5) days after written notice thereof, specifying such default, is given to Tenant; or

19.1.2 Default in the performance of any other covenant or agreement on the part of Tenant to be performed hereunder, including without limitation but subject to Unavoidable Delays, the failure of Tenant to use commercially reasonable efforts to achieve those certain milestones outlined on Exhibit "C-1" (and, to the extent Tenant shall have exercised the Option in accordance with Paragraph 29, Exhibit "C-2") attached hereto within the time periods specified therein, if such default continues for a period of thirty (30) days after written notice thereof, specifying such default, is given to Tenant; provided, however, in the case of a default which cannot with due diligence be remedied by Tenant within such period of thirty (30) days, if Tenant proceeds as promptly as may reasonably be possible after the service of such notice and with all due diligence to remedy such default and thereafter prosecutes the remedying of such default with all due diligence, the period of time after the giving of such notice within which Tenant may

remedy such default shall be extended for such period as may be necessary to remedy the same with all due diligence (including any period of Unavoidable Delays); or

19.1.3 The making by Tenant of any assignment for the benefit of creditors, the filing by or against Tenant of a petition to have Tenant adjudged bankrupt or if a petition for reorganization or arrangement under any law relating to bankruptcy or insolvency (unless in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days), the appointment of a trustee or receiver to take possession of all or substantially all of Tenant's assets or of Tenant's interest under this Lease where possession is not restored to Tenant within sixty (60) days, or the attachment, execution or other judicial seizure of all or substantially all of Tenant's assets or of Tenant's interest under this Lease, where such seizure is not discharged within sixty (60) days (and the occurrence of any of the acts or events referred to in this Paragraph with respect to the guarantor of this Lease shall also constitute a default hereunder); or

19.1.4 Tenant's abandonment or surrender of the Leased Premises or any portion thereof.

19.2 Landlord Default. Landlord shall be deemed to be in default under this Lease if, subject to the availability of sufficient funds from (i) airport operations and (ii) collection of Rent payable under this Lease to provide the Landlord Services, Landlord shall be in default in the performance of any covenant or agreement on the part of Landlord to be performed hereunder, including without limitation the failure of Landlord to provide the Landlord Services at all times throughout the Term of this Lease, if such default continues for a period of thirty (30) days after written notice thereof, specifying such default, is given to Landlord; provided, however, in the case of a default which cannot with due diligence be remedied by Landlord within such period of thirty (30) days, if Landlord proceeds as promptly as may reasonably be possible after the service of such notice and with all due diligence to remedy such default and thereafter prosecutes the remedying of such default with all due diligence, the period of time after the giving of such notice within which Tenant may remedy such default shall be extended for such period as may be necessary to remedy the same with all due diligence (including any period of Unavoidable Delays).

20. REMEDIES

20.1 Landlord's Remedies. Upon the occurrence of any Event of Default by Tenant pursuant to Paragraph 19.1.1 or Paragraph 19.1.3, Landlord may exercise any one or more of the following remedies, or any other remedy provided in this Lease or by law or equity, to which Landlord may resort cumulatively or in the alternative:

20.1.1 Termination/Recovery by Landlord. Landlord may, at its option, terminate this Lease and any and all right, title and interest of Tenant hereunder in and to the Leased Premises shall expire and Tenant will then quit and surrender the Leased Premises to Landlord. Upon any such termination of this Lease, and in addition to all other rights or remedies it may have, Landlord may recover from Tenant:

(a) the worth at the time of award of the unpaid Rent and additional rent which is due, owing and unpaid by Tenant to Landlord at the time of termination; and

(b) the worth at the time of award of the unpaid Rent and additional rent which would have come due after termination until the time of award, reduced by the amount, if any, of such rent loss which Tenant proves could have been reasonably avoided; and

(c) the worth at the time of award of the unpaid Rent and additional rent for the balance of the Term after the time of award, reduced by the amount, if any, of such Rent loss which Tenant proves could have been reasonably avoided; and

(d) all other amounts necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under this Lease or which in the ordinary course of things are likely to result therefrom, which shall specifically include all costs, including attorneys' fees, of repossession, removing persons or property from the Leased Premises, repairs, reletting and reasonable alterations of the Leased Premises in connection with reletting, if any.

All computations of the worth at the time of award of amounts recoverable by Landlord under clauses (a) and (b) above shall be computed by allowing interest at the rate set forth in Paragraph 28.1 below.

All computations of the worth at the time of award of the amounts recoverable by Landlord under clause (c) above shall be computed by discounting such sum at the discount rate of the Federal Reserve Bank of San Francisco at the time of award plus 1%.

20.1.2 Re-entry. If and to the extent permitted by law, Landlord shall have the immediate right to re-enter the Leased Premises and terminate the Tenant's right to possession of the Leased Premises and may, but shall have no obligation to, remove all persons and property therefrom. Such property may be removed and stored in a warehouse or elsewhere at the expense and risk of and for the account of Tenant. Should Landlord elect to re-enter as herein provided, or should Landlord terminate Tenant's right to possession pursuant to legal proceedings or to any notice provided by law, this Lease shall not terminate unless Landlord gives Tenant written notice of termination. In the event of any such re-entry, Landlord shall at its election have the right to use all or any portion of Tenant's Personal Property and trade fixtures without compensation and without liability for use or damage.

20.1.3 Suit for Rent. Landlord may, at its option, elect to recover all Rent and additional rent as it becomes due hereunder whether under California Civil Code Section 1951.4, or any similar, related or unknown provision of law. Additionally, Landlord shall be entitled to recover from Tenant all costs of maintenance and preservation of the Leased Premises, and all costs, including attorneys' and receiver's

fees, incurred in connection with the appointment of and performance by a receiver to protect the Leased Premises.

20.1.4 Landlord's Right to Perform Tenant's Covenants/Additional Rent.

In the event of the occurrence of an Event of Default by Tenant with respect to its obligation to (a) procure and maintain the insurance policies provided in Paragraph 12 hereof, (b) pay any Imposition in accordance with the provisions of Paragraph 4, (c) cause any lien of the character in Paragraph 8 referred to be discharged in and when required thereunder or (d) perform any other act on Tenant's part to be performed, then Landlord may, but shall not be obligated so to do and without further notice or demand upon Tenant and without waiving or releasing Tenant from any obligations of Tenant contained in this Lease, (i) pay any such Imposition, (ii) procure, pay for and maintain any such insurance policies, (iii) discharge any such lien, or (iv) perform any other act on Tenant's part to be performed as provided in this Lease. All sums so paid by Landlord and all necessary incidental costs and expenses paid or incurred by Landlord in connection with the performance of any such act by Landlord, together with interest thereon as provided in Paragraph 28.1 below, shall be payable to Landlord as "additional rent" on demand or at the option of Landlord may be added to any Rent then due or thereafter becoming due under this Lease, and Tenant covenants to pay any such sum or sums with interest as aforesaid.

20.1.5 Assignment of Rents Under Sublease. Subject to the terms and provisions of Paragraph 15.2.8 above, in the event of the occurrence of an Event of Default by Tenant, Tenant shall assign to Landlord all rents payable under any existing Sublease (collectively, "Subrents") and other sums falling due from Subtenants during any period in which Landlord has the right under this Lease, whether exercised or not, to reenter the Leased Premises as a result of Tenant's default, and Tenant shall not have any right to such sums during that period. This assignment is subject and subordinate to any and all assignments of the same Subrents and other sums made, before the default in question, to a Leasehold Mortgagee under a Leasehold Mortgage. Landlord may at its election reenter the Leased Premises and Improvements, with or without process of law, without terminating the Lease, and either or both collect such Subrents or bring action for the recovery of the sums directly from such Subtenants. Landlord shall receive and collect all Subrents from reletting, applying them: first, to the payment of reasonable expenses (including attorneys' fees or brokers' commissions or both) paid or incurred by or on behalf of Landlord recovering possession, placing the Leased Premises and Improvements, in good condition, and preparing or altering the Leased Premises or Improvements, as reasonably required for reletting; second, to the reasonable expense of securing new tenants; third, to the fulfillment of Tenant's covenants to the end of the term; and further, to the persons legally entitled to same. Tenant shall nevertheless pay to Landlord on the due dates specified in the Lease the equivalent of all sums required of Tenant under the Lease, plus Landlord's expenses, and interest from the date due, less the proceeds of the sums assigned and actually collected under this provision. Landlord may proceed to collect either the assigned sums or Tenant's balances or both, or any installment or installments of them, either before or after expiration of the term, but the period of limitations shall not begin to run on Tenant's payments until the due date of the final installment to which Landlord is entitled nor shall it begin to run on the payments of

the assigned sums until the due date of the final installment due from the respective obligors.

20.2 Landlord's Remedy for Event of Default Under Paragraph 19.1.2. Notwithstanding anything in this Lease to the contrary, upon the occurrence of any Event of Default by Tenant pursuant to Paragraph 19.1.2, Landlord may, as its sole and exclusive remedy under this Lease or otherwise, terminate this Lease with respect to those Section(s) for which Tenant failed to perform the specified actions set forth with respect to such Section and with respect to any other Section, per Paragraph 10.3.4, on which Tenant has not commenced the actions required pursuant in Exhibit "C-1" and, to the extent the Option has been exercised in accordance with Paragraph 29, Exhibit "C-2"; in the event of any such termination this Lease shall remain in effect with respect to the other Sections leased by Tenant hereunder for which Tenant has performed the specified actions set forth with respect to such Sections pursuant to Paragraph 10.3.4. If Landlord exercises such termination right as provided in this Paragraph 20.2, then the Base Rent payable under this Lease from and after the effective date of such termination shall be decreased by the portion of Base Rent reasonably allocated by Tenant to such terminated Section(s).

20.3 Limitation of Tenant's Liability.

20.3.1 Non-Recourse Ground Lease. Notwithstanding anything to the contrary contained in this Lease, including without limitation the remedies of Landlord contained in this Paragraph 20, except as otherwise provided in Paragraph 20.3.2 below, if at any time Tenant shall fail to perform or pay any covenant or obligation on its part to be performed or paid hereunder, and as a consequence thereof, Landlord or its successors and assigns shall obtain a money judgment against Tenant, Landlord agrees to look solely to the interest of Tenant in the Leased Premises and/or Improvements for the satisfaction of such judgment, and if such interest is insufficient to satisfy the judgment amount, Landlord shall have no right of action nor shall Tenant be liable for any such insufficiency.

20.3.2 In the event of any action or other dispute arising in connection with this Lease, Landlord hereby agrees that no action shall be taken against any individual director, officer, employee, member, shareholder, or partner of Tenant or any Affiliate of Tenant, Landlord hereby expressly covenanting and agreeing that no such person shall have any personal liability under or in connection with this Lease or any matter connected therewith, and each party hereto hereby forever waives any right to bring any action against any such person.

20.4 Remedies Cumulative. Nothing herein shall be deemed to affect any rights of indemnification which Landlord has under this Lease; nor shall anything herein be deemed to affect the right of Landlord to equitable relief where such relief is appropriate. Each right, power and remedy of Landlord provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise shall be cumulative and concurrent and shall be in addition to every other right, power and remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by Landlord of any one or more of the rights, powers or remedies provided for in this

Lease or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by Landlord of any or all such other rights, powers or remedies not waived by Landlord herein.

20.5 No Waiver. No failure by Landlord or Tenant to insist upon the strict performance of any provision hereof or to exercise any right, power or remedy consequent upon a default hereunder shall constitute a waiver of any such default or of any other than existing or subsequent default of the same type or any other type nor shall such failure preclude either party's right to at any time thereafter insist upon the other party's strict performance under any term or provision of this Lease and no waiver of any default shall affect or alter this Lease, which shall continue in full force and effect.

20.6 Tenant's Remedies. In the event of a default by Landlord under this Lease, Tenant shall have any and all rights and remedies available to it, whether at law or in equity, including the right to terminate this Lease and the right to recover damages, and/or the right seek to specific performance of Landlord's obligations hereunder. If Tenant provides notice to Landlord of an event or circumstance which requires the action of Landlord, and Landlord fails to provide such action within a reasonable period of time, given the circumstances, after the receipt of such notice, but in any event not later than thirty (30) days after receipt of such notice (or such longer period as reasonably necessary if more than thirty (30) days are reasonably required to complete such action and Landlord commences such repairs within such 30-day period and thereafter diligently attempts to complete same), then Tenant may proceed to take the required action upon delivery of an additional ten (10) business days' notice to Landlord specifying that Tenant is taking such required action (provided, however, that such additional ten (10) business days' notice provided shall be reduced to two (2) business days' notice in the event of an emergency), and if such action was required under the terms of this Lease to be taken by Landlord and was not taken by Landlord within such ten (10) business day period (or two (2) business day period, as the case may be), then Tenant shall be entitled to prompt reimbursement by Landlord of Tenant's reasonable costs and expenses in taking such action plus interest thereon at an annual rate of ten percent (10%) compounded monthly; provided, however, Tenant shall be entitled to deduct from Rent payable by Tenant to Landlord under this Lease, the amount described above to the extent Tenant has not received such reimbursement from Landlord.

21. WARRANTIES

21.1 Landlord's Covenants, Representations and Warranties. Landlord hereby represents, warrants, and covenants to Tenant as follows:

21.1.1 Landlord has full power and authority to execute this Lease and neither this Lease nor anything provided to be done under this Lease violates or shall violate any agreement to which Landlord is a party or by which it may be bound or any agreement affecting the Leased Premises of which Landlord has actual knowledge.

21.1.2 Subject to the terms of this Lease, upon paying the Rent and performing the other terms, covenants and conditions of this Lease on Tenant's part to be performed, Tenant shall and may peaceably and quietly have, hold, occupy, possess and enjoy the Leased Premises during the Term.

21.1.3 Landlord covenants, warrants and represents that: except as provided under the Existing Agreements, (a) the Leased Premises is now unoccupied and tenant-free, (b) absolute, tenant-free possession of the Leased Premises will be delivered to Tenant on the Leases Commencement Date, and (c) Tenant shall and may (subject, however, only to the exceptions, reservations, terms and conditions of this Lease and applicable FAA regulations and requirements) peaceably and quietly have, hold and enjoy the Leased Premises for the term hereby granted without molestation or disturbance by or from Landlord or any Person claiming through Landlord and free of any encumbrance created or suffered by Landlord, except only those encumbrances, liens or defects of title, created or suffered by Tenant.

21.2 Tenant's Warranties. Tenant hereby represents and warrants to Landlord that Tenant is a limited liability company, validly in existence and in good standing pursuant to the laws of the State of Delaware. Tenant has the right and power to enter into this Lease and to perform its obligations hereunder.

22. NOTICES

All written notices or demands of any kind which either party may be required or may desire to serve on the other in connection with this Lease must be served (as an alternative to personal service) by registered or certified mail, shall be deposited in the United States mail with postage thereon fully prepaid and addressed to the party to be served as follows:

If the party so to be served be Landlord, address Landlord at:

The City of Hawthorne
4455 West 26th Street
Hawthorne, California 90250
Attention: City Manager and City Attorney
Facsimile: (310) 970-7058

With a copy to:

McDonough, Holland & Allen PC
555 Capitol Mall, 9th Floor
Sacramento, California 95814
Attention: Brent Hawkins, Esq.
Facsimile: (916) 444-3826

If the party so to be served be Tenant, address Tenant at:

Hawthorne Airport, LLC
c/o Kearny Real Estate Company
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067
Attention: Mr. Jeffrey A. Dritley
Facsimile: (310) 203-1850

**Hawthorne Airport, LLC
c/o Wedgewood Enterprises
319 Main Street
El Segundo, CA 90245
Attention: Mr. David Wehrly
Facsimile: (310) 640-3090**

Allen Matkins Leck Gamble & Mallory LLP
515 South Figueroa Street, 7th Floor
Los Angeles, California 90071
Attention: Kevin M. Ehrhart, Esq.
Facsimile: (213) 620-8816

23. INVALIDITY OF PARTICULAR PROVISIONS

24. NO MERGER OF TITLE

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25. HAZARDOUS MATERIALS

25.1 Hazardous Materials. As used herein the term "**Hazardous Materials**" shall mean any material or substance now or in the future defined as a "hazardous substance," "hazardous material," "hazardous waste," "toxic substance," "toxic pollutant," "contaminant," "pollutant" or other words of similar import within the meaning of any Environmental Statute, or any other hazardous or toxic wastes or substances or other substances or materials which are now or in the future included under or regulated by any Environmental Statute or adopted by the United States Environmental Protection Agency, including petroleum and petroleum products and all hazardous or toxic substances or wastes, any substances which because of their quantitative concentration, chemical, radioactive, flammable, explosive, infectious or other characteristics, constitute or may reasonably be expected to constitute or contribute to a danger or hazard to public health, safety or welfare or to the environment, including any asbestos (whether or not friable) and any ACM, waste oils, solvents and chlorinated oils, polychlorinated biphenyls (PCBs), toxic metals, etchants and plating wastes, explosives, reactive metals and compounds, pesticides, herbicides, radon gas, urea formaldehyde foam insulation and chemical, biological and radioactive wastes; provided, however, except as provided otherwise in immediately following sentence, the term "**Hazardous Materials**" shall not include reasonable quantities of the foregoing substances used or stored at the Leased Premises in compliance with all Environmental Statutes and in the ordinary course of operating and maintaining a general aviation airport (including common cleaning supplies located at the Leased Premises).

25.2 Environmental Statutes. As used herein the term "**Environmental Statutes**" shall mean and include any federal, state, or local statute, law, ordinance, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct (in each case having the force of law), concerning any (a) Hazardous Materials, (b) environmental regulations, (c) contamination or pollution by Hazardous Materials or other substances, (d) clean-up of Hazardous Materials or other substances or disclosures relating to Hazardous Materials or other substances, (e) wetlands or other protected land or wildlife species, (f) solid, gaseous or liquid waste generation, handling, discharge, release, threatened release, treatment, storage, disposal or transportation, including underground storage tanks, (g) the implementation of spill prevention and/or disaster plans relating to Hazardous Materials or other substances, (h) community right-to-know and other disclosure laws, together with any judicial or administrative interpretation of the items described in the foregoing clauses (a) through (h), inclusive, including any judicial or administrative orders, judgments, advisories or guidance documents now or hereafter in effect of any federal, state or local court or executive, legislative, judicial, regulatory or administrative agency, board or authority (or any judicial or administrative decision with regard thereto). "**Environmental Statutes**" shall include, without limitation, (i) the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9601 et seq. ("**CERCLA**"); (ii) Solid Waste Disposal Act, 42 U.S.C. § 6901 et seq. as amended by and including the Federal Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. ("**RCRA**"); (iii) Superfund Amendments and Reauthorization Act of 1986, Public Law No. 99-499 ("**SARA**"); (iv) Toxic Substances Control Act, 15 U.S.C. § 2601 et seq. ("**TSCA**"); (v) the Clean Water Act, 33 U.S.C. § 1251 et seq., as amended; (vi) the Safe Drinking Water Act, 42 U.S.C. § 300f-300j; (vii) the Clean Air Act, 42 U.S.C. § 7401 et seq.; (viii) the Hazardous Materials Transportation Act, 49 U.S.C. § 1801 et seq., as amended; (ix) the Federal Water Pollution Control Act, the Rivers and Harbors Act of 1899, 33 U.S.C. § 401 et

seq.; (x) the National Environmental Policy Act, 42 U.S.C. §4321 et seq.; (xi) the Refuse Act, 33 U.S.C. §407 et seq.; (xii) The Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. §1101 et seq.; (xiii) the Occupational Safety and Health Act, 29 U.S.C. §651 et seq.; (xiv) the California Hazardous Waste Control Law, Cal. Health & Safety Code Section 25100 et seq., (xv) the Safe Drinking Water and Toxic Enforcement Act of 1986, Cal. Health & Safety Code Section 25249.5 et seq., (xvi) the Porter-Cologne Water Quality Control Act, Cal. Wat. Code Section 13020, et seq., and (xvii) the Hazardous Substances Account Act, California Health and Safety Code § 25100 et seq.

25.3 Removal and Indemnity by Landlord.

25.3.1 To the extent required by any Environmental Statute or other applicable law, Landlord shall, as soon as reasonably practical following the Effective Date of this Lease, remove any Hazardous Materials that are existing on the Leased Premises as of the Lease Commencement Date and/or that were brought onto or released at the Leased Premises prior to the Lease Commencement Date. In addition to Landlord's obligation to remove any Hazardous Materials as set forth in the preceding sentence, Landlord hereby covenants and agrees to remove any Hazardous Materials which migrate onto or are otherwise discovered on, under or about the Leased Premises by Tenant in connection with or as a result of Tenant's use and operation of the Leased Premises (including Tenant's development of any Improvements on the Leased Premises) regardless of the original source of such Hazardous Material (unless caused by Tenant or Tenant Affiliates). If and to the extent that any Hazardous Materials are discovered on, under or about the Leased Premises and the presence thereof is attributable to the actions or omissions of any third-party, then Landlord shall diligently pursue and use its best efforts to cause such third-party to remove such Hazardous Materials in accordance with all applicable laws (including all applicable Environmental Statutes).

25.3.2 At any time during the Term of this Lease if (i) Landlord does not remove any Hazardous Materials from the Leased Premises which are required to be removed by Landlord in accordance with this Lease or (ii) Landlord does not diligently pursue and use its best efforts to cause any responsible third-party to remove any Hazardous Materials located on the Leased Premises which are attributable to such third party in accordance with this Lease, then notwithstanding anything contained in Paragraph 20.6 above to the contrary, Tenant's sole and exclusive remedy shall be to exercise either or both of the remedies set forth in Paragraph 25.3.2(a) or 25.3.2(b) below:

(a) Tenant shall have the right and authority (acting on behalf of Landlord), but not the obligation, to undertake Landlord's obligations pursuant to Paragraph 25.3.1 above on behalf of Landlord ("Self-Help"), including to remove any such Hazardous Materials from the Leased Premises and/or to pursue any potentially responsible third party with respect to any Hazardous Materials located on, under or about the Leased Premises, in which case Landlord shall assign to Tenant any and all claims and rights Landlord may have against any such third party. All costs and expenses incurred by Tenant in connection with the performance of such actions (including, without limitation, attorneys' fees,

costs and other litigation expenses) shall be collectively referred to herein as "Self-Help Costs". Tenant shall be entitled to reimbursement from Landlord of up to a maximum of One Hundred Thousand Dollars (\$100,000) of Self-Help Costs each Lease Year, which reimbursement shall be made to Tenant in the following manner: (i) fifty percent (50%) of such Self-Help Costs incurred by Tenant shall be credited toward and applied against the next installments of Rent payable by Tenant to Landlord pursuant to this Lease and (ii) the remaining fifty percent (50%) of such Self-Help Costs incurred by Tenant shall be deemed to be added to and constitute a part of Tenant's Invested Capital.; and/or

(b) If, in Tenant's reasonable judgment, Tenant is unable to use any portion of the Leased Premises as a result of the presence or suspected presence of Hazardous Materials (regardless of the original source thereof (unless caused by Tenant or Tenant Affiliates), then Rent payable by Tenant hereunder shall be abated in proportion to the portion of the Leased Premises rendered unusable as a result of the presence or suspected presence of Hazardous Materials thereon. In the event that Rent is abated for more than six (6) Sections as a result of the presence of such Hazardous Materials, then Tenant shall have the right, but not the obligation, to terminate this Lease in its entirety or to the applicable Sections for which Rent has been abated.

25.3.3 Landlord shall and hereby does agree to defend, indemnify and hold Tenant, its officers, directors, shareholders, partners and employees harmless from and against any and all causes of actions, suits, demands or judgments of any nature whatsoever, losses, damages, penalties, expenses, fees, claims, costs (including response and remedial costs), and liabilities (including liabilities arising under a claim of strict liability), including, but not limited to, attorneys' fees and costs of litigation, arising out of or in any matter connected with (i) the violation of any Environmental Statute or other applicable federal, state or local environmental Law with respect to any Hazardous Materials other than Tenant-Caused Hazardous Materials (as defined in Paragraph 25.4 below); or (ii) the presence, "release" or "threatened release" of or failure to remove by Landlord of Hazardous Materials (other than Tenant-Caused Hazardous Materials) on, under or about the Leased Premises.

25.4 Removal and Indemnity by Tenant. To the extent required by any Environmental Statute or other applicable law, Tenant shall remove any Hazardous Materials that are brought onto or released at the Leased Premises during the Term of this Lease by Tenant, Tenant's employees, direct tenants or subtenants (it being expressly acknowledged and agreed that Tenant shall have no liability with respect to any Hazardous Materials brought onto or released on, under or about the Leased Premises by any party under any of the Excluded Agreements), contractors, licensees or invitees (collectively, "Tenant Affiliates") during the Term of this Lease (collectively, "Tenant-Caused Hazardous Materials"). Tenant shall and hereby does agree to defend, indemnify and hold Landlord harmless from and against any and all causes of actions, suits, demands or judgments of any nature whatsoever, losses, damages, penalties, expenses, fees, claims, costs (including response and remedial costs), and liabilities, including, but not limited to, attorneys' fees and costs of litigation, arising out of or in any matter connected with (i) the violation by Tenant or any Tenant Affiliates of any Environmental Statute

or other applicable federal, state or local environmental Law with respect to any Tenant-Caused Hazardous Materials brought onto or released at the Leased Premises during the Term of this Lease; or (ii) the presence, "release" or "threatened release" of or failure to remove, if required by this Paragraph 25, by Tenant or any Tenant Affiliates during the Term of this Lease, any Tenant-Caused Hazardous Materials.

26. DEFINITIONS

For all purposes of this Lease, unless the context otherwise requires, the following words and phrases shall have the following meanings when used in this Lease (provided that various other terms are defined in other sections of this Lease):

26.1 Impositions: All taxes, assessments (including without limitation all assessments for public improvements or benefits) and all taxes, fees, or excises, however described, as a direct substitution in whole or in part for, in lieu of or in addition to, any real property taxes, imposed by the State of California or any political subdivision thereof (including without limitation any county, city, public corporation or district), any possessory interest taxes, water, sewer, or similar charges, excises, levies, license fees, permit fees, inspection fees and other authorization fees and other charges in each case, whether general or special, ordinary or extraordinary, foreseen or unforeseen, of every character (including all interest and penalties thereon), which at any time during or in respect of the Term hereof may be assessed, levied, confirmed or imposed on or in respect of or be a lien upon (i) the Leased Premises or any part thereof or any estate, right or interest therein, (ii) any occupancy, use or possession of or activity conducted on the Leased Premises or any part thereof, (iii) any Personal Property installed or located in or on the Leased Premises. Notwithstanding the foregoing, Tenant shall not be liable for any franchise, corporate, estate, inheritance, succession, capital levy, stamp tax or transfer tax of Landlord, or any income, value added, excess profits or revenue tax or any other tax, assessment, charge or levy upon the Rent or additional rent payable by Tenant under this Lease or any penalty or interest thereon.

26.2 Improvements: Any structures, buildings or other improvements now or hereafter erected or situated on the Leased Premises, including without limitation, the foundations and footings thereof and any and all fixtures, equipment and machinery of every kind and nature whatsoever now or hereafter affixed or attached thereto, or now or hereafter used or procured for use in connection with the operation, use or occupancy thereof, and all appurtenances thereto, provided same are real property.

26.3 Insurance Requirements: All terms of any insurance policy required to be maintained by Tenant under this Lease, all requirements of the issuer of any such policy or policies, and all orders, rules, regulations and other requirements of the National Board of Fire Underwriters (or any other body exercising similar functions) applicable to or affecting the Leased Premises or any part thereof or any use or condition of the Leased Premises or any part thereof.

26.4 Lease Year: The First Lease Year shall be the period beginning with the Lease Commencement Date and ending twelve (12) consecutive months thereafter. The Second

and each subsequent Lease Year will be consecutive twelve (12) month periods following the end of the First Lease Year.

26.5 Legal Requirements: All laws, statutes, codes, acts, ordinance, orders, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, directions and requirements of all local, state, federal or other governments, departments, commissions, boards, courts, authorities, agencies, officials and officers, foreseen or unforeseen, ordinary or extraordinary, which now or at any time hereafter may be applicable to the Leased Premises or any part thereof or any of the adjoining sidewalks, curbs, streets or ways, or any use or condition of the Leased Premises or any part thereof.

26.6 Person: An individual, corporation, association, partnership, joint venture, trust, estate or other business entity, or a governmental or political unit or agency.

26.7 Personal Property: Any and all fixtures (unless a part of Improvements), furniture, equipment, apparatus and other similar personal property and any and all renewals, replacements or, additions to and substitutions therefor owned by Tenant and located in, attached or affixed to and used in connection with Improvements and/or other Improvements or the operation thereof; excluding, however, any such items belonging to present or future Subtenants.

26.8 Recordation of Lease: Landlord shall record the Memorandum of Lease in the Office of the County Recorder of Los Angeles County.

26.9 Sublease: Any sublease, concession, license or occupancy agreement between Tenant and any third Person covering any portion of the Leased Premises.

26.10 Subtenant: Any subtenant, concessionaire or licensee under a Sublease.

26.11 Unavoidable Delays: Delays due to strikes, lockouts, acts of God, inability to obtain labor or materials, governmental acts or restrictions, enemy action, civil commotion, fire, unavoidable casualties or any other causes beyond the reasonable control of Tenant.

27. LANDLORD'S RIGHT TO OCCUPY A PORTION OF THE PROPERTY

27.1 Landlord's Right to Continue to Use Management Office and Storage Space. Subject to the terms and provisions hereof, during the Term of this Lease Landlord shall have the right to continue to use (i) the management office (the "**Management Office**"), (ii) the airport operations storage area (the "**Storage Area**") and (iii) the hangar which is presently used for the police helicopter operated by the City of Hawthorne Police Department for (the "**Police Helicopter Hangar**"), all which have been used by Landlord prior to entering into this Lease; the Management Office, Storage Area and the Police Helicopter Hangar are in the locations depicted on Exhibit "A". Landlord's shall not be required to pay any rent to Tenant in connection with Landlord's use of the Management Office, Storage Area or the Police Helicopter Hangar ; provided, however, Landlord shall be solely responsible for any and all costs and expenses relating to Landlord's use and occupancy of the Management Office, Storage Area and the Police Helicopter Hangar, including without limitation utility costs (if and to the extent separately metered), insurance, use and occupancy taxes (if any) and other similar operating expenses.

Landlord shall at all times and in a manner consistent with the terms and provisions of Paragraph 10.2.8 above maintain such insurance as may be reasonably required by Tenant and/or any Leasehold Mortgagee with respect to the Management Office, Storage Area and the Police Helicopter Hangar, and Tenant and each Leasehold Mortgagee shall be named as additional insureds under such policies.

27.2 Tenant's Right to Relocate. Tenant shall have the right, exercisable from time to time during the Term of this Lease, to relocate the Management Office, the Storage Area and/or the Police Helicopter Hangar provided that (i) the portion of the Leased Premises to which such space is relocated is substantially similar in all material respects to the original space, (ii) Tenant shall deliver written notice of such relocation to Landlord not less than thirty (30) days prior to the effective date of such relocation and (iii) Tenant shall be responsible for the costs of relocation.

28. MISCELLANEOUS

28.1 Late Charges; Interest on Past Due Obligations. If Tenant fails to make any payment of Rent or other sum which, from time to time, becomes due and payable by Tenant to Landlord hereunder, within five (5) days after such payment becomes due, Tenant shall be required to pay Landlord a late charge equal to three percent (3%) of the delinquent payment. Further, except as expressly herein provided, any amount which is payable by Tenant to Landlord which is not paid when due shall bear interest from the date due at a rate equal to ten percent (10%) per annum. Payment of such interest shall not excuse or cure any default by Tenant under this Lease; provided, however, that interest shall not be payable on late charges incurred by Tenant, nor on any amounts upon which late charges are paid by Tenant.

28.2 Interpretation. In all cases the language in all parts of this Lease shall be construed simply, according to its fair meaning and not strictly for or against the drafter of this Lease or for or against Landlord or Tenant. The terms "Landlord" and "Tenant" as used herein shall include the plural as well as the singular, and the neuter shall include the masculine and the feminine genders.

28.3 Headings. The Paragraph designations or headings contained herein are inserted solely for convenience of reference and do not in any way govern the intent or construction of this Lease. Any reference to a Paragraph shall be deemed to include a reference to all subsections thereof.

28.4 Successors and Assigns. Subject to the provisions of Paragraph 16 of this Lease, this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, and wherever a reference in this Lease is made to either of the parties hereto such reference shall be deemed to include, wherever applicable, also a reference to the successors and assigns of such party, as if in every case so expressed.

28.5 Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of California.

28.6 Entire Agreement. This Lease together with any written modifications or amendments hereto hereafter entered into shall constitute the entire agreement between the

parties relative to the subject matter hereof, and shall supersede any prior agreement or understanding, if any, whether written or oral, which Tenant may have had relating to the subject matter hereof with Landlord.

28.7 No Oral Modification. This Lease may be changed, waived or discharged only by an instrument in writing signed by the party against which enforcement of such change, waiver or discharge is sought.

28.8 Counterparts. This instrument may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute and be construed as one and the same instrument.

28.9 Consent. Unless otherwise specifically provided in this Lease, whenever in this Lease the consent or approval of Landlord or Tenant is required, it is agreed by Landlord and Tenant that such consent or approval will not be unreasonably withheld and will be promptly considered.

28.10 Attorneys' Fees. In any action or proceeding which either party brings against the other to enforce its rights hereunder, the unsuccessful party shall pay all costs incurred by the prevailing party, including reasonable attorneys' fees, which amounts shall be a part of the judgment in said action or proceeding.

28.11 Time of Essence. Time is of the essence with respect to each and every provision of this Lease.

28.12 No Partnership. Nothing contained in this Lease shall be deemed or construed to create the relationship of principal or agent or of partnership or of joint venture or of any association between Landlord and Tenant, and neither the method of computation of Rent nor any other provisions contained in this Lease nor any acts of the parties hereto shall be deemed to create any relationship between Landlord and Tenant, other than the relationship of landlord/tenant.

29. TENANT'S OPTION TO LEASE ADDITION SECTIONS

29.1 Grant of Option. Landlord hereby grants to Tenant the option ("**Option**") to lease all (but not less than all) of Sections 3, 8 and 10 as depicted on Exhibit "A" (the "**Option Premises**") solely for the purpose of developing and operating hangars and offices related to general aviation and general aviation services. The Option may be exercised by Tenant giving Landlord written notice thereof ("**Option Notice**") during the period commencing on the date that each of the following conditions precedent (collectively, the "**Entitlements**") has been satisfied and expiring on that date which is ninety (90) days thereafter:

29.1.1 Tenant has submitted to the City of Hawthorne an application for development of the Option Premises and (ii) such information as may be reasonably necessary for the preparation of an Environmental Impact Report, which Environmental Impact Report shall (a) be prepared by an environmental consultant selected by Landlord and reasonably approved by Tenant and (b) be paid for by Tenant;

29.1.2 The City Council of the City of Hawthorne has (i) exercised its discretion to certify the Environmental Impact Report for the proposed development, (ii) determined that the application is consistent with the City's general plan, zoning code, subdivision regulations and airport master plan after holding the necessary public hearings and (iii) approved such application or application(s);

29.1.3 Tenant has submitted to FAA or any other responsible federal agency (i) an updated airport layout plan, if necessary, (ii) an updated airport master plan, if necessary, and (iii) any other plans or applications required to develop the Option Premises as contemplated in Tenant's development application for the Option Premises and the FAA has approved any such plans and applications; and

29.1.4 Any and all applicable appeal or challenge periods relating to any of the foregoing shall have expired or lapsed.

29.2 No Effect on City. Nothing in this Option is intended to predetermine, promise, or guarantee any approval of the Entitlements or any proposed development application. Nothing in this Option is intended to limit the City's police power discretion; to approve or to deny the Entitlements or the proposed development of the Option Premises; or to limit the City's discretion to impose conditions and modifications on any approval of the entitlements and proposed development. Notwithstanding the foregoing to the contrary, Tenant shall have no obligation to exercise the Option herein contemplated unless and until all of the Entitlements have been issued with conditions of approval satisfactory to Tenant, with all applicable appeal periods having expired without any appeals having been filed.

29.3 Exercise Of Option. Provided that the Entitlements have been granted, the Option Notice shall indicate that Tenant has exercised the Option and shall set forth the date upon which the Option Premises are to be delivered to Tenant by Landlord ("**Option Premises Delivery Date**"), which date shall not be later than 30 days after the date of the Option Notice.

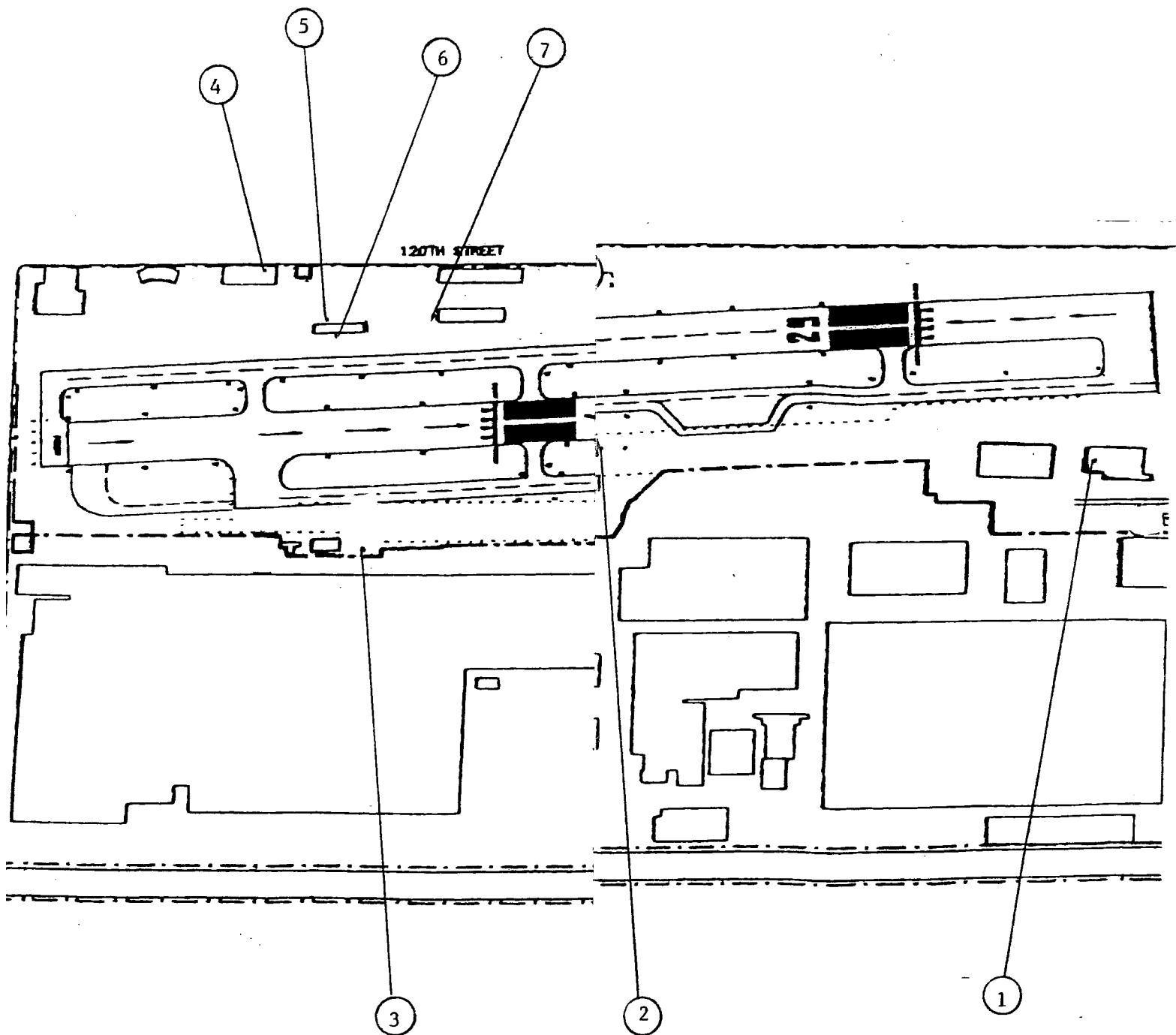
29.4 Option Premises. Provided that the Entitlements have been granted, if Tenant timely and properly exercises the Option, the Option Premises shall be leased by Tenant upon the terms and conditions set forth in this Lease, as amended hereby, with the following modifications: (i) the lease term for the Option Premises (the "**Option Premises Term**") shall commence upon the Option Premises Delivery Date and shall expire co-terminously with the Term of this Lease for the Leased Premises, as may be extended from time to time; (ii) there shall be no adjustment in the Base Rent payable by Tenant as a result of the inclusion of the Option Premises within the Leased Premises; and (iii) Tenant shall lease the Option Premises in the same condition as the Option Premises existed as of the day the Tenant delivered the Option Notice to Landlord.

30. REFINANCING PROCEEDS

30.1 Refinancing Proceeds. As used herein the term "**Refinancing Proceeds**" shall mean (a) all cash proceeds actually received by Tenant from a Refinancing of all or a portion of the Leased Premises less (b) the sum of (i) any debts and liabilities then encumbering the Leased Premises (or a portion thereof in the case of a partial refinance) which are paid from

the proceeds of such Refinancing, (ii) any unrecovered Tenant's Invested Capital and (iii) any fees and costs incurred by Tenant in connection with such Refinancing, including without limitation attorneys' fees, appraisal costs, lender fees and other similar out-of-pocket costs and expenses.

30.2 Distribution of Refinancing Proceeds. Following any Refinancing, Tenant shall pay to Landlord an amount equal to twenty-five percent (25%) of the Refinancing Proceeds realized by Tenant with respect to such Refinancing. Within thirty (30) days following the close of any Refinancing, Tenant shall provide Landlord with a statement indicating the amount of the Refinancing and all calculations for purposes of determining if any proceeds are to be payable to Landlord. Any such amounts shall be paid upon submittal of such statement.



ACILITIES

31. MEMORANDUM OF LEASE. Following completion by Tenant of a metes and bounds legal description of the Leased Premises, a Memorandum of Lease, in the form attached to this Lease as Exhibit "E", shall be executed by the Landlord and Tenant and shall be recorded in the Official Records of the County of Los Angeles.

32. Subdivision of Leased Premises. Landlord and Tenant acknowledge that (i) as of the Effective Date of this Lease the Leased Premises may not constitute separate legal parcels pursuant to the California Subdivision Map Act (as set forth in California Government Code §§ 66410-66499.58) (the "**California Map Act**") and (ii) it will be beneficial to both Landlord and Tenant if the Leased Premises are subdivided so as to constitute separate legal parcels pursuant to the California Map Act (the creation of such legal parcels pursuant to the California Map Act shall be referred to herein as the "**Subdivision**"). In connection with the foregoing Subdivision, Landlord in good faith, accept for processing, review and action all completed applications for subdivision in accordance with Article 7 of this Lease and all applicable laws.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first above written.

"LANDLORD":

THE CITY OF HAWTHORNE,
a municipal corporation

By: *Rachael Prentiss*
Name: _____
Title: _____

"TENANT":

HAWTHORNE AIRPORT, LLC,
a Delaware limited liability company.

By: *Jeff Dittler*
Name: *Jeff Dittler*
Title: *Co-President*

By: *David Wehrly*
Name: *David Wehrly*
Title: *Manager*

EXHIBIT "A"

LEGAL DESCRIPTION OF LEASED PREMISES

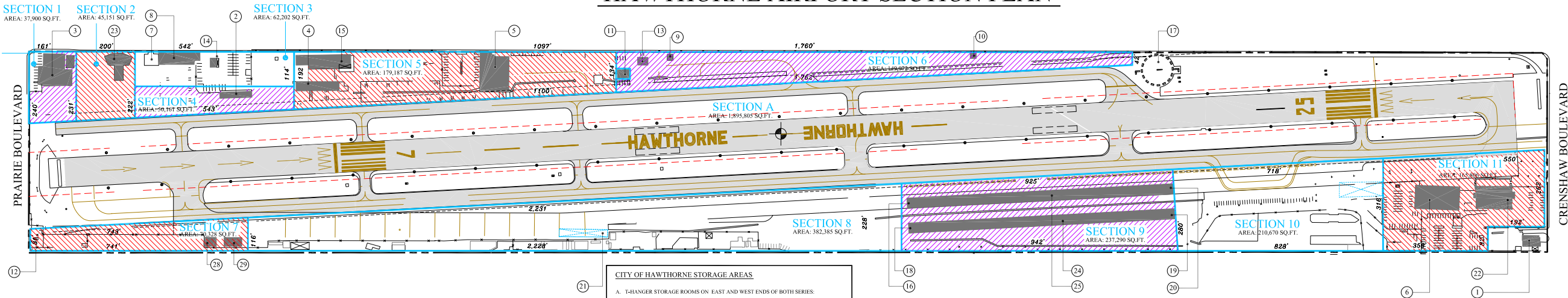
[To be completed prior to execution]

EXHIBIT "A"

DEPICTION OF LEASED PREMISES AND OPTION PREMISES

[Hard Copy To Be Provided by Tenant]

HAWTHORNE AIRPORT SECTION PLAN



SECTION/BUILDING FOOTPRINT AREAS				
SECTION 1 Area: 37,900 sq.ft. Building 3 : 11,750 sq.ft.	SECTION 4 Area: 50,161 sq.ft. Building 2 : 2,301 sq.ft.	SECTION 6 Area: 149,072 SQ.FT. Building 13 : 1,000 sq.ft Building 10 : 500 sq.ft Total : 1,500 sq.ft	SECTION 8 Area: 382,385 sq.ft. SECTION 9 Area: 237,290 sq.ft. Building 24 : 35,000 sq.ft. Building 25 : 35,000 sq.ft. Total : 70,000 sq.ft.	SECTION 11 Area: 165,806 sq.ft. Building 6 : 12,200 sq.ft. Building 22 : 10,000 sq.ft. Total : 22,200 sq.ft.
SECTION 2 Area : 45,151 sq.ft Building 23 : 4,800 sq.ft	SECTION 5 Area: 179,187 sq.ft	SECTION 7 Area: 70,328 sq.ft Building 4 : 4,750 sq.ft. Building 5 : 12,300 sq.ft. Building 15 : 8,300 sq.ft. Total : 25,350 sq.ft.	SECTION 10 Area: 210,670 sq.ft	CONTROL TOWER SECTION BUILDING 11 : 1,260 sq.ft.
SECTION 3 Area: 62,202 sq.ft Building 8 : 6,000 Building 14 : 1,400 Total : 7,400				

CITY OF HAWTHORNE STORAGE AREAS
A. T-HANGER STORAGE ROOMS ON EAST AND WEST ENDS OF BOTH SERIES: 100 SERIES EAST 15' X 10' APPROX. 150 SQ. FT. 100 SERIES WEST 17' X 10' APPROX. 170 SQ. FT. 200 SERIES EAST 16' X 11' APPROX. 176 SQ. FT. 200 SERIES WEST 16' X 10' APPROX. 160 SQ. FT.
B. PESTICIDE OFFICE AND CHEMICAL STORAGE SHED: 20' X 20' APPROXIMATELY 400 SQ. FT.
C. AIRPORT MAINTENANCE SHOP: 60' X 41' 6" APPROX. 2,490 SQ. FT. ADD ON ROOM: 32' X 20' APPROX. 640 SQ. FT. HAWTHORNE POLICE DEPT. HELICOPTER HANGAR: 60' X 41' 6" APPROXIMATELY 2,490 SQ. FT. OUTSIDE STORAGE: 37' X 32' APPROXIMATELY 1,184 SQ. FT.
D. PRAIRIE GATE OPERATOR - FENCED IN AREA AT DRIVEWAY (PRAIRIE GATE) OUTSIDE STORAGE: 40' X 40' APPROXIMATELY 1,600 SQ. FT.
E. WASH RACK WEST OF HAWTHORNE POLICE HELICOPTER HANGAR
F. WASTE OIL DUMP STATION

LEGEND				
1 FIRE STATION	6 FAA BUILDING	11 CONTROL TOWER	16 AIR FARE SUPPLY STORAGE	22 TERMINAL BUILDING
2 SMALL OFFICES	7 WASH RACK	12 GATE OPENER	17 WIND SOCK	23 NOSE HANGAR
3 WESTERN MUSEUM OF FLIGHT	8 1/2 HPD HELICOPTER HANGAR 1/2 MAINTENANCE SHOP	13 JACK'S LOUNGE	18 LAWN MOWER STORAGE AND FIRE DEPT. FOAM	24 T-HANGAR - SOUTH
4 EXISTING HANGAR	9 FUEL PIT	14 OFFICE AND PESTICIDE STORAGE ROOM	19 AIR FIELD LIGHTING SUPPLY STORAGE	25 T-HANGAR - NORTH
5 CENTURY AVIATION	10 FAA INSTRUMENTS	15 EXISTING HANGAR	20 AIRPORT MAINTENANCE SUPPLY STORAGE	28 SMALL HANGAR
			21 WASTE OIL DUMP	29 SMALL HANGAR

December 22nd 2004

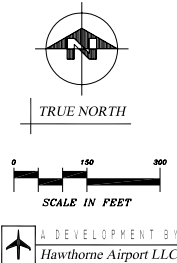


EXHIBIT "B"

LEGAL DESCRIPTION OF OPTION PREMISES

[To be completed prior to execution]

EXHIBIT "B"

LANDLORD/TENANT MAINTENANCE OBLIGATIONS

HAWTHORNE MUNICIPAL AIRPORT LANDLORD OBLIGATIONS

AIRFIELD MAINTENANCE – MAINTAINING AIRFIELD

1. Runway, taxi, distance remaining, intersection and threshold light, sign repair, bulb replacement.
2. Weed control, documents and reports to Department of Agriculture.
3. Mow and edge all grass areas.
4. Maintain all landscaping.
5. Maintain all irrigation systems.
6. Fence Repairs.
7. Maintenance and repair of automatic gate and card key systems for vehicle entrances.
8. Maintenance and repair of push-button walk-in gates.
9. Maintain all signage.
10. Keep all areas clean of debris and litter.
11. Enforce all airport rules and regulations.
12. Maintain all concrete and asphalt surfaces.
13. Take care of all aspects of storm water monitoring.
14. File reports and documents for spraying weeds and applying pesticides.
15. Keep daily records of aircraft on field for billing and security reasons.
16. Runway Inspection – Daily Recording
17. Maintenance for runway and taxi lighting system regulators, relays, transmitters for pilot-controlled lighting

CONTROL TOWER

1. Interior painting
2. Lighting repair and bulb replacement
3. Heating and air-conditioning, minor repairs.
4. Plumbing repairs.
5. Trash pick-up

TENANT OBLIGATIONS

AIRPORT TERMINAL BUILDING AREA MAINTENANCE

I. EXTERIOR MAINTENANCE OF ADMINISTRATION BUILDING

1. Clean driveway, sidewalks and parking lot.
2. Clean north and Westside patios.
3. Mow and edge grass area.
4. Clean, weed, fertilize and maintain plants and flowers in all planters.
5. Maintain all sprinkler systems.
6. Maintain signage in driveway and parking lot.
7. Trim trees.

AIRPORT TERMINAL BUILDING MAINTENANCE

1. General maintenance of all common areas.
2. Painting interior and exterior.
3. All interior and exterior lighting, including bulb replacement.
4. Minor plumbing and electrical
5. Clean lobby, hallway, kitchen, locker room and Suite 3 (airport office)
6. Clean the four restrooms on first floor and supply with soap, toilet paper, seat covers, paper towels.
7. Window cleaning:
 - a. all exterior windows
 - b. interior windows in lobby and Suite 3

PESTICIDE OFFICE AND RESTROOMS

1. Interior and exterior painting.
2. Electrical and plumbing repairs.
3. Clean restrooms, supply with soap, paper towels, and seat covers for public use.
4. Maintain landscaping around building

ELECTRICAL METERS **HAWTHORNE AIRPORT**

(12/27/04)

1. CA # 2-01-544-6842, Service Acct # 3-001-1728-09, Meter # P379-002511
Location: 12101 S. Crenshaw Blvd. terminal building equipment room.
Services: Suites 1,2 & 3. Kitchen, locker room, restrooms,
Lobby & hallway lights, AC's 1,2 & 3., exterior lights, elevator,
Obstruction lights (terminal & blast fence), metro-jet GPU.
*City and LLC will estimate electrical usage for City Administration offices.
City shall pay estimated utility bill amount. **LLC**
2. CA # 2-01-544-6891, Service Acct # 3-001-1728-10, Meter # Y805-007135
Location: East end of the 100 series T hangars.
Services: 100 & 200 series T hangars exterior security lights,
Transient aircraft light standards, 100 series east maintenance shop,
200 series east supply hangar, and electrical to hangar # 218. **HHR**
3. CA # 2-09-185-2525, Service Acct # 3-012-8912-04, Meter # AE53-200322
Location: Approx. 100' East of A & E hangar, green meter box along fence. **HHR**
Services: Light standards beginning at Northrop ramp running west to A & E.
4. CA # 2-01-544-5984, Service Acct # 3-000-0061-40, Meter # AE8-234422
Location: 3923 W. 120th St., north east corner inside of HHR maintenance shop.
Services: PD hangar, HHR maintenance staff workshop,
Wash rack rainwater diversion system, offices to the east. **HHR**
5. CA # 2-01-544-6818, Service Acct # 3-001-1728-07, Meter # AE308-223291
Location: 3854 W.120th (Aris building) north side of building.
(Suite's numbered 1-5 west to east) **LLC**
Services: Unknown.
6. CA # 2-01-544-6354, Service Acct # 3-000-8446-73, Meter # AE8-234738
Location: 3854 W.120th (Aris building) south side of building.
Services: Suite 3 (HHR maint.) and suite 4 (RCC); lights and receptacles.
(Suite's numbered 1-5 west to east) **LLC**
7. CA # 2-01-544-6834, Service Acct # 3-001-1728-08, Meter # AE85-247463
Location: South security hangar building, meter on the west side. **LLC**
Services: Five T hangars.
8. CA # 2-01-544-9325, Service Acct # 3-001-6439-16, Meter # 709-000912
Location: 3680 w. 120th St., ATC tower equipment room.
Services: North and south taxiway lights, intersection signs, 1000' makers,
and runway lights. **HHR**
9. CA # 2-01-544-6933, Service Acct # 3-001-1728-12, Meter # AE85-247431 **HHR**
Location: East side of Radio Transmitter Receiver (RTR) building.
Services: Windsock lights and obstruction light (on photo cell).

WATER METERS **HAWTHORNE AIRPORT**

1. ACCOUNT # 27-61-22-0685-1, METER # N158086
Location: 12101 Crenshaw Blvd., sidewalk 50' North of driveway. **LLC**
Services: Nat's (water heater located in equipment room), terminal building and irrigation for all landscape areas from the Leo Gay court east, except parking lot planters.

2. ACCOUNT # 27-61-22-0901-1, METER # 0039663 **HHR**
Location: 12113 Prairie Ave., meter is on the opposite side (east) of the street in the sidewalk at the runway centerline.
Services: Prairie planters and hedge.

3. ACCOUNT # 27-61-22-0902-1, METER # 29096660 **LLC**
Location: 12016 Prairie Ave., in the sidewalk west of museum entrance.
Services: Museum and museum planters.

4. ACCOUNT # 27-61-22-0892-1, METER # 29096651 **LLC**
Location: 3924 W. 120th St., west side of nose hangar 30' out towards runway.
Services: Metro-jet facilities.

5. ACCOUNT # 27-61-22-0893-1, METER # 31340800 **HHR**
Location: 3923 W. 120th St. at the center of wash area where concrete meets asphalt.
Services: The wash rack.

6. ACCOUNT # 27-61-22-0896-1, METER # 62039834 **LLC**
Location: Maintenance field office / roses restroom at the S/E corner of building.
Services: Restrooms, hose bib and landscape irrigation.

7. ACCOUNT # 27-61-22-0898-1, METER # 97126932 **LLC**
Location: 3854 w. 120th St. suite 4 north side of building at hose bib.
Services: Hose bib.

8. ACCOUNT # 27-61-22-0900-1, METER # S4953681 **HHR**
Location: Service road at the N/E corner of airfield.
Services: Reclaimed waterline provides irrigation for landscaping on the N/E portion of airfield.

Informational item only:

METER # 6045296, Services the Flight Service Station and also provides irrigation for terminal parking lot planters, FSS parking lot planters and planter south of FSS building.(Paid by AFSS)

EXHIBIT "C-1"

**SCHEDULE FOR PERFORMANCE FOR
TENANT'S UPGRADES FOR LEASED PREMISES**

Section 1 – Completion within 2 years of Effective Date

- A) Remodel existing building

Section 2 – Completion within 2 years of Effective Date

- A) Remodel existing building

Section 4 – Completion within 2 years of Effective Date

- A) Remodel existing building

Section 5 – Controlled by long-term tenant

Section 6 – Completion within 1 year of Effective Date

- A) Repaint and remodel fuel pit building. Landscape surrounding area.

Section 7 – Completion within 2 years of Effective Date

- A) Upgrade A&E Hangar and adjacent building

Section 9 – Completion within 3 years of Effective Date

- A) Electrical upgrades as per tenant request
- B) Paint existing T-hangars and add interior electrical outlets

Section 11 – Completion within 3 years of Effective Date

- A) Improve the terminal building: paint the interior and exterior of the terminal building; replace furniture in the lobby; remodel public restrooms

EXHIBIT "C-2"

SCHEDULE FOR PERFORMANCE FOR TENANT'S UPGRADES FOR OPTION PREMISES

Following are the potential upgrades to the sections reflected in Exhibit A – Section Site Plan. Hawthorne Airport, LLC shall make every attempt to maximize the highest and best use of each and every section, subject to: the availability of water and utilities to the section(s); limitations imposed by the FAA, the City of Hawthorne, CalTrans or any other regulating entity.

Section 3 – Completion within 2 years of Option Premises Delivery Date

- A) Remove all existing structures and build approximately 12,000 sf of new hangars

Section 8 –

- A) Engage Coffman and Associates (or another professional consultant) to develop plans for new hangars once the Vought lease expires within one (1) year of Option Premises Delivery Date
- B) Complete the development per the above-referenced plan within four (4) years of the Option Premises Delivery Date

Section 10 – Completion within 3 years of Option Premises Delivery Date

- A) Build approximately 50,000 sf of new hangars
- B) Build previously approved hangar
- C) Upgrade ramp space to facilitate transient parking for aircraft using the terminal building.

EXHIBIT "D"

RENT ROLL

[See Hard Copy Attached]

Billing- Dec. 2004

Notes for
January 2005
Billing

p invce
11/30/2004 16:09:18

Page:
Group: peg

Document#: 2749999
Invoice#: 90484
Customer: 07-0023-10 A & J'S AERIAL PHOTO SERVICE L

Invoice Posting List
City of Hawthorne
Posting Sequence: 10551

Date: 11/30/2004 Post into: 05/2005

Description: TIE DOWN PULL THRU FEE

Type	Category	Account number	Amount
Billing	tdpt	R 520-120-2161	100.00 CR
S	Automatic summary	B 520-48100	100.00 CR
S	Automatic summary	B 520-12500	100.00 DB
Document totals:			0.00

Date: 11/30/2004 Post into: 05/2005

Document#: 2750001
Invoice#: 90483
Customer: 07-0020-14 A AND E FLYING CLUB

Description: HANGAR FEE (& others)

Type	Category	Account number	Amount
Billing	hangar	R 520-120-2160	325.00 CR
Billing	td	R 520-120-2161	140.00 CR
Billing	tdpt	R 520-120-2161	200.00 CR
S	Automatic summary	B 520-48100	665.00 CR
S	Automatic summary	B 520-12500	665.00 DB
Document totals:			0.00

Date: 11/30/2004 Post into: 05/2005

Document#: 2750002
Invoice#: 90485
Customer: 07-0025-10 ABBOTT, BRUCE

Description: TIE DOWN FEE

Type	Category	Account number	Amount
Billing	td	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			0.00

Date: 11/30/2004 Post into: 05/2005

Document#: 2750003
Invoice#: 90486
Customer: 07-0035-10 ABELL, JOHN

Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar	R 520-120-2160	325.00 CR

S = Automatic summary

Page:

Document#:2750003 (continued)

Type	Category	Amount
S	Automatic summary	
S	Automatic summary	
	B 520-48100	325.00 CR
	B 520-12500	325.00 DB
Document totals:		
	325.00 DB	325.00 CR
		Difference:
		0.00

=====
Original Document#: 2750004 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90487 Description: HANGAR FEE
Customer: 07-0041-13 ADAMS, JAMES S

Type	Category	Account number	Amount
Billing	hangar Hangar Fee		
S	Automatic summary	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
	Automatic summary	B 520-12500	325.00 DB
Document totals:			
	325.00 DB	325.00 CR	Difference:
			0.00

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Original Document#: 2750005 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90488 Description: AUTO PARKING
Customer: 07-0050-12 ADAMS, SCOTT

Type	Category	Account number	Amount
Billing	apark Auto Parking		
S	Automatic summary	R 520-120-2181	30.00 CR
S	Automatic summary	B 520-48100	30.00 CR
	Automatic summary	B 520-12500	30.00 DB
Document totals:			
	30.00 DB	30.00 CR	Difference:
			0.00

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Original Document#: 2750006 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90489 Description: TIE DOWN PULL THRU FEE
Customer: 07-0079-10 ANDERSON, HANS

Type	Category	Account number	Amount
Billing	tdpt Tie Down Pull Thru Fee		
S	Automatic summary	R 520-120-2161	100.00 CR
S	Automatic summary	B 520-48100	100.00 CR
	Automatic summary	B 520-12500	100.00 DB

S = Automatic summary

Document#: 2750006 (continued)

Document totals: 100.00 DB 100.00 CR Difference: 0.00

Original Document#: 2750007
Invoice#: 90490
Customer: 07-0082-10 APLIN, STU
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR	Difference: 0.00

Original Document#: 2750008
Invoice#: 90492
Customer: 07-0085-15 ARIS HELICOPTERS LTD
Date: 11/30/2004 Post into: 05/2005
Description: STORAGE SPACE (& others)

Type	Category	Account number	Amount
Billing	a-stor Storage Space	R 520-120-2181	120.00 CR
Billing	125 Lease Agreement Type 25	R 520-120-2162	555.00 CR
Billing	tdhe60 Tie Down - Helicopter >60'	R 520-120-2161	250.00 CR
S	Automatic summary	B 520-48100	225.00 CR
S	Automatic summary	B 520-12500	925.00 DB
Document totals:		925.00 DB 925.00 CR	Difference: 0.00

Original Document#: 2750009
Invoice#: 90501
Customer: 07-0480-16 AUFILL, LIESE
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR	Difference: 0.00

S = Automatic summary

Beginning
January 2005
Amount due
\$675/mo.
as per lease.

Credit Acct - 1 file
Due to Record
Due to error Balance
Due

=====
Original Document#: 2750010 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90493 Description: HANGAR FEE
Customer: 07-0264-14 BARNWELL, M P

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

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Original Document#: 2750011 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90494 Description: TIE DOWN FEE
Customer: 07-0295-10 BECKER, VERNE

Type	Category	Account number	Amount
Billing	td Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			70.00 DB 70.00 CR Difference: 0.00

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Original Document#: 2750012 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90495 Description: HANGAR FEE
Customer: 07-0331-19 BERINGER, GLEN

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

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Original Document#: 2750013 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90496 Description: HANGAR FEE
Customer: 07-0380-12 BIGBEE AVIATION CORP

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

S = Automatic summary

Document#: 2750013 (continued)

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750014 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90497
Customer: 07-0412-18 BRAVO AVIATION, INC. Description: STORAGE SPACE (& others)

Type	Category	Account number	Amount
Billing	a-stor Storage Space	R 520-120-2181	120.00 CR
Billing	apark Auto Parking	R 520-120-2181	30.00 CR
Billing	llo Lease Agreement Type 10	R 520-120-2162	300.00 CR
Billing	tdhe Tie Down - Helicopter < 60'	R 520-120-2161	100.00 CR
Billing	tusefx Terminal use -fixed num planes	R 520-120-2160	60.00 CR
S	Automatic summary	B 520-48100	610.00 CR
S	Automatic summary	B 520-12500	610.00 DB
Document totals:		610.00 DB 610.00 CR Difference:	0.00

change to reflect 3 spaces
January 2005
Add 2 more
Auto parking
Total billing
3 Auto parking
= \$90/mo.

Original Document#: 2750015 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90500
Customer: 07-0480-10 BROWN, PATRICIA Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR Difference:	0.00

Original Document#: 2750016 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90498
Customer: 07-0450-10 BRUCK, MICHAEL Description: TIE DOWN FEE

Type	Category	Account number	Amount
Billing	td Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB

S = Automatic summary

Document#: 2750016 (continued)

Document totals: 70.00 DB 70.00 CR Difference: 0.00

Original Document#: 2750017 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90502
Customer: 07-0520-14 BURTON, CHARLES I Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750018 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90503
Customer: 07-0533-11 CALIFORNIA BLACK Description: LEASE AGREEMENT TYPE 25

Type	Category	Account number	Amount
Billing	Lease Agreement Type 25	R 520-120-2162	94.50 CR
S	Automatic summary	B 520-48100	94.50 CR
S	Automatic summary	B 520-12500	94.50 DB

Document totals: 94.50 DB 94.50 CR Difference: 0.00

Original Document#: 2750019 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90504
Customer: 07-0536-10 CAPACI, TONY Description: TIE DOWN PULL THRU FEE

Type	Category	Account number	Amount
Billing	Tie Down Pull Thru Fee	R 520-120-2161	100.00 CR
S	Automatic summary	B 520-48100	100.00 CR
S	Automatic summary	B 520-12500	100.00 DB

Document totals: 100.00 DB 100.00 CR Difference: 0.00

S = Automatic summary

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11/30/2004 16:09:36

Invoice Posting List
City of Hawthorne
Posting Sequence: 10551

Page:
Group: pegg

Document#: 2750020 Date: 11/30/2004 Post into: 05/2005
Original Document#: 90505 Description: HANGAR FEE
Invoice#: 052809 Customer: 07-0539-13 CAREY, PATRICK

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

Document#: 2750021 Date: 11/30/2004 Post into: 05/2005
Original Document#: 90506 Description: HANGAR FEE
Invoice#: 052810 Customer: 07-0560-10 CASEY, EDMOND L.

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

Document#: 2750022 Date: 11/30/2004 Post into: 05/2005
Original Document#: 90547 Description: HANGAR FEE
Invoice#: 052851 Customer: 07-2455-19 CASHMAN, PATRICK R.

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

Document#: 2750023 Date: 11/30/2004 Post into: 05/2005
Original Document#: 90507 Description: HANGAR FEE
Invoice#: 052811 Customer: 07-0650-16 CLARK, ED

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
S = Automatic summary			

Page:

Paid by BAC 2004
January 2005 -
January amount due.

Address -
5000 Centinela Ave. #133
Los Angeles 90066

Add 2 tie-downs.

Document#: 2750023 (continued)

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750024
Document#: 90508
Invoice#: 052812
Customer: 07-0670-18 COLEMAN, WILLIAM

Date: 11/30/2004 Post into: 05/2005

Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR Difference:	0.00

Original Document#: 2750025
Document#: 90509
Invoice#: 052813
Customer: 07-0690-10 COMSTOCK, CROSSER

Date: 11/30/2004 Post into: 05/2005

Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR Difference:	0.00

Original Document#: 2750026
Document#: 90510
Invoice#: 052814
Customer: 07-0735-13 CRYDER, NANCY

Date: 11/30/2004 Post into: 05/2005

Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR Difference:	0.00

S = Automatic summary

P invoice
11/30/2004 16:09:40

Invoice Posting List
City of Hawthorne
Posting Sequence: 10551

Page: 1
Group: peg

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Original Document#: 2750027 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90511 Description: HANGAR FEE
Customer: 07-0740-14 CULLEN, DANIEL

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00
325.00 DB 325.00 CR Difference:			

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Original Document#: 2750028 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90512 Description: LEASE AGREEMENT TYPE 25
Customer: 07-0750-10 CUSTOM AIR TRANSPORT

Type	Category	Account number	Amount
Billing	125 Lease Agreement Type 25	R 520-120-2162	480.00 CR
S	Automatic summary	B 520-48100	480.00 CR
S	Automatic summary	B 520-12500	480.00 DB
Document totals:			0.00
480.00 DB 480.00 CR Difference:			

=====
Original Document#: 2750029 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90513 Description: AUTO PARKING
Customer: 07-0960-10 DONOVAN, DENNIS

Type	Category	Account number	Amount
Billing	apark Auto Parking	R 520-120-2181	30.00 CR
S	Automatic summary	B 520-48100	30.00 CR
S	Automatic summary	B 520-12500	30.00 DB
Document totals:			0.00
30.00 DB 30.00 CR Difference:			

=====
Original Document#: 2750030 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90514 Description: HANGAR FEE
Customer: 07-0960-14 DWOSKIN, DAVID F

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

S = Automatic summary

Page: 1

Document#: 2750030 (continued)

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750031
Invoice#: 90515
Customer: 07-0975-10 EDELL, JOHN

Date: 11/30/2004 Post into: 05/2005

Description: TIE DOWN FEE

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB

Document totals: 70.00 DB 70.00 CR Difference: 0.00

Original Document#: 2750032
Invoice#: 90516
Customer: 07-1020-17 FAA ATCT AWP22A

Date: 11/30/2004 Post into: 05/2005

Description: LEASE AGREEMENT

Type	Category	Account number	Amount
Billing	lease		
S	Lease Agreement	R 520-120-2162	2,698.75 CR
S	Automatic summary	B 520-48100	2,698.75 CR
S	Automatic summary	B 520-12500	2,698.75 DB

Document totals: 2,698.75 DB 2,698.75 CR Difference: 0.00

Original Document#: 2750033
Invoice#: 90517
Customer: 07-1063-12 FERRANDO, JAMES P

Date: 11/30/2004 Post into: 05/2005

Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar		
S	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

Document totals: 325.00 DB 325.00 CR Difference: 0.00

S = Automatic summary

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Document#: 2750034
Original Document#: 90518
Invoice#: 052822
Customer: 07-1075-12 FIRST GLOBE, INC.
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

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Document#: 2750035
Original Document#: 90519
Invoice#: 052823
Customer: 07-1100-19 FLYERS INC
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	213.00 CR
S	Automatic summary	B 520-48100	213.00 CR
S	Automatic summary	B 520-12500	213.00 DB
Document totals:			0.00

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Document#: 2750036
Original Document#: 90520
Invoice#: 052824
Customer: 07-1121-18 FOWLER, KENNETH
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

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Document#: 2750037
Original Document#: 90521
Invoice#: 052825
Customer: 07-1150-19 FREEWING AIR INC
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
S = Automatic summary			

Document#:2750037 (continued)

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750038
Document#: 90522
Invoice#: 052826
Customer: 07-1205-10 GALOUSTIAN, MARK

Date: 11/30/2004 Post into: 05/2005

Description: AUTO PARKING

Type	Category	Account number	Amount
Billing	apark		
S	Auto Parking	R 520-120-2181	90.00 CR
S	Automatic summary	B 520-48100	90.00 CR
S	Automatic summary	B 520-12500	90.00 DB

Document totals: 90.00 DB 90.00 CR Difference: 0.00

Original Document#: 2750039
Document#: 90523
Invoice#: 052827
Customer: 07-1342-15 GLEMBOTSKI, CHESTER

Date: 11/30/2004 Post into: 05/2005

Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar		
S	Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750040
Document#: 90524
Invoice#: 052828
Customer: 07-1400-10 GOODRICH, LINDA A.

Date: 11/30/2004 Post into: 05/2005

Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar		
S	Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

Document totals: 325.00 DB 325.00 CR Difference: 0.00

S = Automatic summary

Original Document#: 2750041 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90586 Description: AUTO PARKING
Customer: 07-4800-14 GORDON, JEFF

Type	Category	Account number	Amount
Billing	apark		
S	Auto Parking	R 520-120-2181	30.00 CR
S	Automatic summary	B 520-48100	30.00 CR
S	Automatic summary	B 520-12500	30.00 DB
Document totals:		30.00 DB 30.00 CR	Difference: 0.00

Original Document#: 2750042 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90525 Description: HANGAR FEE
Customer: 07-1570-17 HAMRICK, TERRY

Type	Category	Account number	Amount
Billing	hangar Hangar Fee		
S	Automatic summary	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR	Difference: 0.00

Original Document#: 2750043 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90526 Description: HANGAR FEE
Customer: 07-1655-14 HAYOS, ROBERT

Type	Category	Account number	Amount
Billing	hangar Hangar Fee		
S	Automatic summary	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR	Difference: 0.00

Original Document#: 2750044 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90527 Description: HANGAR FEE
Customer: 07-1665-10 HEINTZ, JOHN F.

Type	Category	Account number	Amount
Billing	hangar Hangar Fee		
S	Automatic summary	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
S = Automatic summary			

Document#: 2750044 (continued)

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750045 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90528 Description: TIE DOWN FEE
Customer: 07-1675-16 HERRICK, RICK

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			70.00 DB 70.00 CR Difference: 0.00

Original Document#: 2750046 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90529 Description: HANGAR FEE
Customer: 07-1725-10 HOLT, CHARLES ETAL

Type	Category	Account number	Amount
Billing	hangar Hangar Fee		
S	Automatic summary	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750047 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90530 Description: TIE DOWN FEE
Customer: 07-1780-11 HURTE, LORENZO

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			70.00 DB 70.00 CR Difference: 0.00

Original Document#: 2750048 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90531
Customer: 07-1790-10 ICHIYASU, CLIFFORD
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00
			Difference:

Original Document#: 2750049 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90532
Customer: 07-1805-12 INGRAM, JOHN
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00
			Difference:

Original Document#: 2750050 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90533
Customer: 07-1815-18 IRVIN, STEPHAN
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00
			Difference:

Original Document#: 2750051 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90534
Customer: 07-1870-11 JOHNSON, OSCAR JR
Description: AUTO PARKING (& others)

Type	Category	Account number	Amount
Billing	apark Auto parking	R 520-120-2160	90.00 CR
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	415.00 CR

S = Automatic summary

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11/30/2004 16:09:56

Invoice Posting List
City of Hawthorne
Posting Sequence: 10551

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Document#: 2750051 (continued)

Type	Category	Amount
S	Automatic summary	
	B 520-12500	415.00 DB
Document totals:		0.00

Document#: 2750052
Date: 11/30/2004 Post into: 05/2005
Invoice#: 90535
Description: TIE DOWN FEE
Customer: 07-1910-17 KANE, JOHN J

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			0.00

Document#: 2750053
Date: 11/30/2004 Post into: 05/2005
Invoice#: 90537
Description: TIE DOWN PULL THRU FEE
Customer: 07-1915-11 KASAKOFF, LLOYD

Type	Category	Account number	Amount
Billing	tdpt		
S	Tie Down Pull Thru Fee	R 520-120-2161	100.00 CR
S	Automatic summary	B 520-48100	100.00 CR
S	Automatic summary	B 520-12500	100.00 DB
Document totals:			0.00

Document#: 2750054
Date: 11/30/2004 Post into: 05/2005
Invoice#: 90538
Description: HANGAR FEE
Customer: 07-1920-10 KEETON, JERRY

Type	Category	Account number	Amount
Billing	hangar		
S	Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

S = Automatic summary

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Due to error in billing,
Credit Account to reflect 0 balance
owed. January 2005 - payment should state
\$ 325/due

Original Document# 2750055 Date: 11/30/2004 Post into: 05/2005
Invoice# 90539
Customer: 07-1930-19 KILLAM, MARK Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

Original Document# 2750056 Date: 11/30/2004 Post into: 05/2005
Invoice# 90541
Customer: 07-2175-19 LEVY, EDMUND B III Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

Original Document# 2750057 Date: 11/30/2004 Post into: 05/2005
Invoice# 90543
Customer: 07-2250-16 LOTYSCH, MATTHEW Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

Original Document# 2750058 Date: 11/30/2004 Post into: 05/2005
Invoice# 90544
Customer: 07-2275-13 LUZWICK, JOHN Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

S = Automatic summary

Document#: 2750058 (continued)

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750059 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90546 Description: TIE DOWN FEE
Customer: 07-2313-17 MARTIN, HAROLD N

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB

Document totals: 70.00 DB 70.00 CR Difference: 0.00

Original Document#: 2750060 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90548 Description: HANGAR FEE
Customer: 07-2456-16 MCQUOWN, KIRK

Type	Category	Account number	Amount
Billing	hangar		
S	Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750061 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90549 Description: AUTO PARKING
Customer: 07-2460-10 MEMLEY AVIATION INC

Type	Category	Account number	Amount
Billing	apark		
S	Auto Parking	R 520-120-2181	30.00 CR
S	Automatic summary	B 520-48100	30.00 CR
S	Automatic summary	B 520-12500	30.00 DB

Document totals: 30.00 DB 30.00 CR Difference: 0.00

S = Automatic summary

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Original Document#: 2750062 Date: 11/30/2004 Post into: 05/2005
Document#: 90550
Invoice#: 052854 Description: HANGAR FEE
Customer: 07-2465-15 MILLER, CHRIS

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

=====
Original Document#: 2750063 Date: 11/30/2004 Post into: 05/2005
Document#: 90551
Invoice#: 052855 Description: HANGAR FEE
Customer: 07-2480-12 MONTGOMERY, KEITH

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

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Original Document#: 2750064 Date: 11/30/2004 Post into: 05/2005
Document#: 90552
Invoice#: 052856 Description: HANGAR FEE
Customer: 07-2500-10 MORGAN ENTERPRISES

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

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Original Document#: 2750065 Date: 11/30/2004 Post into: 05/2005
Document#: 90553
Invoice#: 052857 Description: HANGAR FEE
Customer: 07-2535-11 MORTON, JOHN

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB

S = Automatic summary

Document#: 2750065 (continued)

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750066
Document#: 90554
Invoice#: 052858
Customer: 07-2542-10 MURPHY, CYNTHIA

Date: 11/30/2004 Post into: 05/2005

Description: TIE DOWN PULL THRU FEE

Type Category Account number Amount
Billing tdpt Tie Down Pull Thru Fee 100.00 CR
S Automatic summary 100.00 CR
S Automatic summary 100.00 DB

Document totals: 100.00 DB 100.00 CR Difference: 0.00

Original Document#: 2750067
Document#: 90499
Invoice#: 052803
Customer: 07-0450-18 NARR, CRAIG

Date: 11/30/2004 Post into: 05/2005

Description: HANGAR FEE

Type Category Account number Amount
Billing hangar Hangar Fee 325.00 CR
S Automatic summary 325.00 CR
S Automatic summary 325.00 DB

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750068
Document#: 90555
Invoice#: 052859
Customer: 07-2565-19 NAT'S AIRPORT CAFE

Date: 11/30/2004 Post into: 05/2005

Description: LEASE AGREEMENT

Type Category Account number Amount
Billing lease Lease Agreement 2,434.77 CR
S Automatic summary 2,434.77 CR
S Automatic summary 2,434.77 DB

Document totals: 2,434.77 DB 2,434.77 CR Difference: 0.00

S = Automatic summary

Close Acct December 2004
Terminated lease Dec 1, 2004
(Notified office)

New Address -
21406 Ladeene Ave
Torrence, CA 90503

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Original Document#: 2750069 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90556 Description: LEASE AGREEMENT
Customer: 07-2566-16 NAT'S AIRPORT CAFE

Type	Category	Account number	Amount
Billing	lease	R 520-120-2162	3,645.17 CR
S	Automatic summary	B 520-48100	3,645.17 CR
S	Automatic summary	B 520-12500	3,645.17 DB
Document totals:			0.00

=====
Original Document#: 2750070 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90558 Description: NORTHROP INSPECTION FEE
Customer: 07-2630-10 NORTHROP INSPEC FEES

Type	Category	Account number	Amount
Billing	inspec Northrop Inspection Fee	R 520-120-2175	3,414.75 CR
S	Automatic summary	B 520-48100	3,414.75 CR
S	Automatic summary	B 520-12500	3,414.75 DB
Document totals:			0.00

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Original Document#: 2750071 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90562 Description: HANGAR FEE
Customer: 07-2680-10 O'ROURKE, TIM

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

=====
Original Document#: 2750072 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90559 Description: HANGAR FEE
Customer: 07-2650-12 ODLE, DAVID

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
S = Automatic summary			

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Document#: 2750072 (continued)

Document totals: 325.00 DB 325.00 CR Difference: 0.00

Document#: 2750073
Document#: 90560
Invoice#: 052864
Customer: 07-2660-18 OLIVEIRA, STEVE
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

Document#: 2750074
Document#: 90561
Invoice#: 052865
Customer: 07-2668-14 OLIVERA, ANTONIO
Date: 11/30/2004 Post into: 05/2005
Description: TIE DOWN FEE

Type	Category	Account number	Amount
Billing	td Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			0.00

Document#: 2750075
Document#: 90563
Invoice#: 052867
Customer: 07-2770-10 PARK, DAVID
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

S = Automatic summary

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Original Document#: 2750076 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90564
Customer: 07-2810-10 PERNA, MARILYN
Description: TIE DOWN FEE

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
	Automatic summary	B 520-12500	70.00 DB
Document totals:			
		70.00 DB	70.00 CR
			Difference: 0.00

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Original Document#: 2750077 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90565
Customer: 07-3090-15 ROSSO, JOHN A
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee		
S	Automatic summary	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
	Automatic summary	B 520-12500	325.00 DB
Document totals:			
		325.00 DB	325.00 CR
			Difference: 0.00

=====
Original Document#: 2750078 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90566
Customer: 07-3095-10 ROUTH FAMILY TRUST
Description: LEASE AGREEMENT

Type	Category	Account number	Amount
Billing	lease Lease Agreement		
S	Automatic summary	R 520-120-2162	1,215.90 CR
S	Automatic summary	B 520-48100	1,215.90 CR
	Automatic summary	B 520-12500	1,215.90 DB
Document totals:			
		1,215.90 DB	1,215.90 CR
			Difference: 0.00

=====
Original Document#: 2750079 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90567
Customer: 07-3098-11 SALAZAR, RICK
Description: TIE DOWN PULL THRU FEE

Type	Category	Account number	Amount
Billing	tdtpt Tie Down Pull Thru Fee		
S	Automatic summary	R 520-120-2161	100.00 CR
S	Automatic summary	B 520-48100	100.00 CR
	Automatic summary	B 520-12500	100.00 DB

S = Automatic summary

Document#: 2750079 (continued)

Document totals: 100.00 DB 100.00 CR Difference: 0.00

Original Document#: 2750080 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90568 Description: TIE DOWN FEE
Customer: 07-3120-17 SAPPINGTON, STEVE

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			
		70.00 DB 70.00 CR Difference:	0.00

Original Document#: 2750081 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90569 Description: HANGAR FEE
Customer: 07-3130-10 SARKHOSH, NADER

Type	Category	Account number	Amount
Billing	hangar		
S	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			
		325.00 DB 325.00 CR Difference:	0.00

Original Document#: 2750082 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90570 Description: LEASE AGREEMENT
Customer: 07-3155-10 SCHAF

Type	Category	Account number	Amount
Billing	lease		
S	Lease Agreement	R 520-120-2162	2,000.00 CR
S	Automatic summary	B 520-48100	2,000.00 CR
S	Automatic summary	B 520-12500	2,000.00 DB
Document totals:			
		2,000.00 DB 2,000.00 CR Difference:	0.00

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Original Document#: 2750083 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90571
Customer: 07-3180-13 SCHUMACHER, SCOTT
Description: HANGAR FEE
=====

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			
		325.00 DB	325.00 CR
			Difference: 0.00

=====
Original Document#: 2750084 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90572
Customer: 07-3200-19 SCIVICQUE, RICHARD
Description: AUTO PARKING
=====

Type	Category	Account number	Amount
Billing	apark Auto Parking	R 520-120-2181	30.00 CR
S	Automatic summary	B 520-48100	30.00 CR
S	Automatic summary	B 520-12500	30.00 DB
Document totals:			
		30.00 DB	30.00 CR
			Difference: 0.00

=====
Original Document#: 2750085 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90573
Customer: 07-3260-15 SECURITY AVIATION INC
Description: LEASE AGREEMENT
=====

Type	Category	Account number	Amount
Billing	lease Lease Agreement	R 520-120-2162	3,219.50 CR
S	Automatic summary	B 520-48100	3,219.50 CR
S	Automatic summary	B 520-12500	3,219.50 DB
Document totals:			
		3,219.50 DB	3,219.50 CR
			Difference: 0.00

=====
Original Document#: 2750086 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90574
Customer: 07-3400-17 SIDLINGER COMPUTER CO
Description: HANGAR FEE
=====

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
Billing	apark Auto Parking	R 520-120-2181	60.00 CR
S	Automatic summary	B 520-48100	385.00 CR
S = Automatic summary			

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Document#: 2750086 (continued)

Type	Category	Amount
S	Automatic summary	
	B 520-12500	385.00 DB
Document totals:		385.00 DB
		Difference: 0.00

Document#: 2750087
Document#: 90575
Invoice#: 052879
Customer: 07-3440-11 SIMPLYFTERS INC
Description: HANGAR FEE
Date: 11/30/2004 Post into: 05/2005

Type	Category	Account number	Amount
Billing	hangar Hangar Fee		
S	Automatic summary	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
		B 520-12500	325.00 DB
Document totals:		325.00 DB	325.00 CR
			Difference: 0.00

Document#: 2750088
Document#: 90576
Invoice#: 052880
Customer: 07-3475-14 SKYLINK CHARTER, LLC
Description: AUTO PARKING (& others)
Date: 11/30/2004 Post into: 05/2005

Type	Category	Account number	Amount
Billing	apark Auto Parking		
Billing	lease Lease Agreement		
S	Automatic summary	R 520-120-2181	180.00 CR
S	Automatic summary	R 520-120-2162	1,092.66 CR
		B 520-48100	1,262.66 CR
		B 520-12500	1,262.66 DB
Document totals:		1,262.66 DB	1,262.66 CR
			Difference: 0.00

Document#: 2750089
Document#: 90577
Invoice#: 052881
Customer: 07-3500-11 SMITH, GLENN J
Description: AUTO PARKING
Date: 11/30/2004 Post into: 05/2005

Type	Category	Account number	Amount
Billing	apark Auto Parking		
S	Automatic summary	R 520-120-2181	60.00 CR
S	Automatic summary	B 520-48100	60.00 CR
		B 520-12500	60.00 DB

S = Automatic summary

Document#: 2750089 (continued)

Document totals: 60.00 DB 60.00 CR Difference: 0.00

=====
Document#: 2750090 Date: 11/30/2004 Post into: 05/2005
Original Document#: 90578
Invoice#: 052882 Description: AUTO PARKING
Customer: 07-3548-11 SMITH, LYNN P.

Type	Category	Account number	Amount
Billing	apark		
S	Auto Parking	R 520-120-2181	30.00 CR
S	Automatic summary	B 520-48100	30.00 CR
	Automatic summary	B 520-12500	30.00 DB
Document totals:		30.00 DB 30.00 CR	Difference: 0.00

=====
Document#: 2750091 Date: 11/30/2004 Post into: 05/2005
Original Document#: 90579
Invoice#: 052883 Description: HANGAR FEE
Customer: 07-3555-16 SNIDER, JAMES

Type	Category	Account number	Amount
Billing	hangar		
S	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR	Difference: 0.00

=====
Document#: 2750092 Date: 11/30/2004 Post into: 05/2005
Original Document#: 90580
Invoice#: 052884 Description: HANGAR FEE
Customer: 07-3560-17 SORENSON, MAYNARD D

Type	Category	Account number	Amount
Billing	hangar		
S	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
	Automatic summary	B 520-12500	325.00 DB
Document totals:		325.00 DB 325.00 CR	Difference: 0.00

Document#: 2750093
Invoice#: 90581
Customer: 07-3651-12 STANLEY, LANG J
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

Document#: 2750094
Invoice#: 90536
Customer: 07-1915-10 SWANSON, HILARY
Date: 11/30/2004 Post into: 05/2005
Description: TIE DOWN PULL THRU FEE

Type	Category	Account number	Amount
Billing	tdpt Tie Down Pull Thru Fee	R 520-120-2161	100.00 CR
S	Automatic summary	B 520-48100	100.00 CR
S	Automatic summary	B 520-12500	100.00 DB
Document totals:			0.00

Document#: 2750095
Invoice#: 90582
Customer: 07-3841-14 TATE, THOMAS E DDS
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

Document#: 2750096
Invoice#: 90542
Customer: 07-2235-19 TERRY, TRUSTEE, DONALD
Date: 11/30/2004 Post into: 05/2005
Description: HANGAR/ELECTRICAL FEE

Type	Category	Account number	Amount
Billing	hangel Hangar/electrical Fee	R 520-120-2160	340.00 CR
S	Automatic summary	B 520-48100	340.00 CR
S	Automatic summary	B 520-12500	340.00 DB

S = Automatic summary

Delinquent Account.

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Document#: 2750096 (continued)

Document totals: 340.00 DB 340.00 CR Difference: 0.00

Original Document#: 2750097 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90545
Customer: 07-2300-10 THURSTON, TIMOTHY D.
Description: TIE DOWN FEE

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			70.00 DB 70.00 CR Difference: 0.00

Original Document#: 2750098 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90583
Customer: 07-3960-13 TRAUB, G BRUCE
Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee		
S	Automatic summary	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			325.00 DB 325.00 CR Difference: 0.00

Original Document#: 2750099 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90584
Customer: 07-4100-10 VANDENBERG, KENT
Description: TIE DOWN FEE

Type	Category	Account number	Amount
Billing	td		
S	Tie Down Fee	R 520-120-2161	70.00 CR
S	Automatic summary	B 520-48100	70.00 CR
S	Automatic summary	B 520-12500	70.00 DB
Document totals:			70.00 DB 70.00 CR Difference: 0.00

S = Automatic summary

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Original Document#: 2750100 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90557
Customer: 07-2620-14 VOUGHT AIRCRAFT Description: LEASE AGREEMENT

Type	Category	Account number	Amount
Billing	lease	R 520-120-2162	11,476.31 CR
S	Automatic summary	B 520-48100	11,476.31 CR
S	Automatic summary	B 520-12500	11,476.31 DB
Document totals:			0.00

=====
Original Document#: 2750101 Date: 11/30/2004 Post into: 05/2005
Invoice#: 90585
Customer: 07-4150-10 WALLENDER, TIMOTHY Description: HANGAR FEE

Type	Category	Account number	Amount
Billing	hangar Hangar Fee	R 520-120-2160	325.00 CR
S	Automatic summary	B 520-48100	325.00 CR
S	Automatic summary	B 520-12500	325.00 DB
Document totals:			0.00

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Document#: 2750000 Date: 11/30/2004
Reference: 520
Description: airport - Fund 520 summary
Post into: 05/2005

Account number	Description	Amount
B 520-48100	Automatic summary	55,635.31 CR
B 520-12500	Automatic summary	55,635.31 DB
R 520-120-2161	A/R invoice posting	2,300.00 CR
R 520-120-2160	A/R invoice posting	19,788.00 CR
R 520-120-2181	A/R invoice posting	930.00 CR
R 520-120-2162	A/R invoice posting	29,202.56 CR
R 520-120-2175	A/R invoice posting	3,414.75 CR
Document totals:		0.00

S = Automatic summary

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Fund totals		Debits	Credits	Difference
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520		55,635.31	55,635.31	0.00
Totals:		55,635.31	55,635.31	0.00

EXHIBIT "E"

MEMORANDUM OF LEASE

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

The City of Hawthorne
4455 West 26th Street
Hawthorne, California 90250
Attention: City Manager and City Attorney
Facsimile: (310) 970-7058

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made as of _____, 200__ by and between THE CITY OF HAWTHORNE, a municipal corporation ("**Landlord**"), and HAWTHORNE AIRPORT, LLC, a Delaware limited liability company ("**Tenant**").

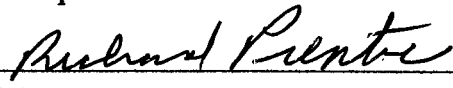
Landlord and Tenant have entered into that certain Ground Lease dated as of January __, 2004 ("**Lease**"), pursuant to which Landlord has ground leased to Tenant, and Tenant has ground leased from Landlord, that certain real property located in the City of Hawthorne, County of Los Angeles, State of California and more particularly described on Exhibit "A" attached hereto (the "**Leased Premises**"), all subject to the terms and covenants set forth in the Lease. Pursuant to the Lease Tenant also has the option to lease that certain real property described on Exhibit "B" attached hereto (the "**Option Premises**"). The purpose of this Memorandum is to give notice of the existence of the Lease and the provisions thereof, including without limitation provisions providing for the entry into a new ground lease following a foreclosure upon the circumstances described therein. To the extent that any provision of this Memorandum conflicts with any provision of the Lease, the Lease shall control.

This Memorandum may be executed in counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first written above.

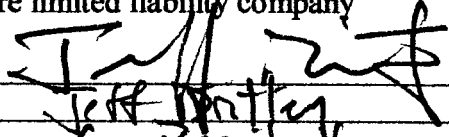
"LANDLORD"

THE CITY OF HAWTHORNE,
a municipal corporation

By: 
Name: _____
Title: _____

"TENANT"

HAWTHORNE AIRPORT, LLC,
a Delaware limited liability company

By: 
Name: Jeff Butler
Title: Co-President

By: 
Name: David R. Wehrly
Title: manager

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On _____, before me, _____, a Notary Public in and for said state, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said State

(SEAL)

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On _____, before me, _____, a Notary Public in and for said state, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said State

(SEAL)

EXHIBIT "F"

FORM OF ESTOPPEL CERTIFICATE

TENANT: _____
DATE OF LEASE: _____
PREMISES: _____

ESTOPPEL CERTIFICATE

To: Hawthorne Airport, LLC
c/o Kearny Real Estate Company
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067
Attention: Mr. Jeffrey A. Dritley
Facsimile: (310) 203-1850

Re: Hawthorne Airport, Hawthorne, California

The undersigned hereby certifies to Hawthorne Airport, LLC, a Delaware limited liability company ("HA") as follows:

1. The undersigned is the "Tenant" under the above referenced lease ("Lease") covering the above-referenced Premises ("Premises"). A true, correct and complete copy of the Lease (including all addendums, riders, amendments, modifications and supplements thereto) is attached as Exhibit "A".

2. The Lease constitutes the entire agreement between landlord under the Lease ("Landlord") and Tenant with respect to the Property and the Lease has not been modified, changed, altered or amended in any respect except as set forth above.

3. The term of the Lease commenced on _____ and, including any presently exercised option or renewal term, will expire on _____. Tenant has accepted possession of the Premises and is the actual occupant in possession and has not sublet, assigned or hypothecated Tenant's leasehold interest. All improvements to be constructed on the Property by Landlord have been completed and accepted by Tenant and any tenant construction allowances have been paid in full.

4. As of the date of this Estoppel Certificate, there exists no breach or default, nor state of facts which, with notice, the passage of time, or both, would result in a breach or default on the part of either Tenant or Landlord. To the best of Tenant's knowledge, no claim, controversy, dispute, quarrel or disagreement exists between Tenant and Landlord.

5. Tenant is currently obligated to pay annual rental in monthly installments of \$ _____ per month and monthly installments of annual rental have been paid through _____. No other rent has been paid in advance and Tenant has no claim or defense against Landlord under the Lease and is asserting no offsets or credits against either the rent or Landlord. Tenant has no claim against Landlord for any security or other deposits except \$ _____ which was paid pursuant to the Lease.

6. Tenant has no option or preferential right to purchase all or any part of the Premises (or the real property of which the Premises are a part) nor any right or interest with respect to the Property other than as Tenant under the Lease. Tenant has no right to renew or extend the terms of the Lease except _____.

7. Tenant has made no agreement with Landlord or any agent, representative or employee of Landlord concerning free rent, partial rent, rebate of rental payments or any other type of rental or other concession except as expressly set forth in the Lease.

8. There has not been filed by or against Tenant a petition in bankruptcy, voluntary or otherwise, any assignment for the benefit of creditors, any petition seeking reorganization or arrangement under the bankruptcy laws of the United States, or any state thereof, or any other action brought under said bankruptcy laws with respect to Tenant.

9. All insurance required of Tenant by the Lease has been provided by Tenant and all premiums paid.

10. The Premises contains _____ square feet of rentable/usable area.

This Certificate is made to HA in connection with HA entering into a ground lease with Landlord pursuant to which HA will assume Landlord's right, title and interest under the Lease. This Certificate may be relied on by HA and any other party who acquires an interest in the Premises in connection with such transaction or any person or entity which may finance such purchase.

Dated this _____ day of _____.

By: _____

Name: _____

Title: _____

"TENANT"

EXHIBIT "G"

FAA PROVISIONS AND REQUIREMENTS

LEASE AND USE AGREEMENT GUIDE

For Use by Airport Owners/Sponsors

Purpose

This Guide provides advisory guidance to assist sponsors in the preparation of airport leases and use agreements at airports that are obligated by federal grant agreements, surplus property or other conveyance instruments.

Grant agreements and conveyance instruments establish specific obligations for operating and maintaining public airports. This Guide includes basic provisions to be included in aeronautical and non-aeronautical leases or use agreements at airports subject to federal grant agreements and conveyance deed provisions. They represent covenants, conditions, and restrictions that are customarily included in various types of agreements conveying federal aid and airport assets. Note that Provisions #1 and #11 in this Guide contain obligatory language that must be included in all airport lease and use agreements.

Inclusion of the provisions contained in this Guide in lease and use agreements serves to extend the airport owner/sponsor's federal obligations to its relationship with airport tenants and users. It permits the explicit disclosure of federal obligations in airport agreements so airport owners/sponsors and tenants will share responsibility for complying with them. The provisions protect the airport owner/sponsor's rights and powers to manage and operate the airport in compliance with regulatory requirements. The provisions are appropriate for any lease, license, permit, contract, etc., for the right or privilege to provide services, accommodations and/or commodities to the public. They apply to both aeronautical and nonaeronautical activities.

Aeronautical Activities: Any activity that involves, makes possible, or is required for the operation of aircraft, or which contributes to or is required for the safety of such operations. Activities within this definition, commonly conducted at airports, include but are not limited to air taxi and charter operations, scheduled and nonscheduled air carrier services, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, aircraft sales and services, aircraft storage, sale of aviation petroleum products, repair and maintenance of aircraft, sale of aircraft parts, parachute, glider, balloon or ultralight activities and any other activities which, because of their direct relationship to the operation of aircraft, can appropriately be regarded as aeronautical activities.

Non-aeronautical activities: These include but are not limited to ground transportation (taxis, car rentals, limousines), restaurants, barber shops, auto parking lots, non-aviation businesses, recreational facilities and any other commodities, services, or accommodations made available to the general public that are of a non-aeronautical nature.

Definitions (For information purposes only)

Assurance: A provision contained in a federal grant agreement with which the recipient of federal airport development assistance has voluntarily agreed to comply in consideration of the assistance provided.

Exclusive Right: A power, privilege, or other right excluding or debarring another from enjoying or exercising a like power, privilege, or right. An exclusive right can be conferred by express agreement, by the imposition of unreasonable standards or requirements, or by any other means. Such a right conferred on one or more parties, but excluding others from enjoying or exercising a similar right or rights, would be an exclusive right.

Federal Obligation: Used in the context of a federal grant program, federal airport development assistance, land transfers, or other federal aid. It refers to an airport sponsor's legal duty and responsibility to comply with the terms of conveyance instruments and grant agreements.

Minimum Standards: The qualifications or criteria which may be established by an airport owner as the minimum requirements that must be met by businesses engaged in on-airport aeronautical activities for the right to conduct those activities.

Revenue Diversion: The use of airport revenue for purposes other than the capital or operating cost of the airport, the local airport system, or other local facilities owned or operated by the airport owner or operator and directly and substantially related to the air transportation of passengers or property.

Self-Sustaining: The requirement to maintain a schedule of charges for use of the airport which will make the airport as self-sustaining as possible under the circumstances existing at the airport.

a) For aeronautical users, reasonable rates and charges that reflect the sponsor's cost of providing aeronautical services and facilities are satisfactory.

b) For non-aeronautical users, rates and charges must be based on the fair market value of the services and facilities provided.

LEASE AND USE AGREEMENT PROVISIONS

The (grantee, licensee, lessee, permittee, etc., as appropriate) for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add "as a covenant running with the land") that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this (deed, license, lease, permit, etc.) for a purpose for which a DOT program or activity is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

The (grantee, licensee, lessee, permittee, etc., as appropriate) for himself, his personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does

hereby covenant and agree (in the case of deeds and leases add "as a covenant running with the land") that: (1) no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

The (contractor, tenant, concessionaire, lessee) assures that it will comply with pertinent statutes, Executive Orders and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin, sex, age or handicap be excluded from participating in any activity conducted with or benefiting from Federal assistance. This Provision obligates the (tenant, concessionaire, lessee) or its transferee for the period during which Federal assistance is extended to the airport program, except where Federal assistance is to provide, or is in the form of personal property or real property or interest therein or structures or improvements thereon. In these cases, the Provision obligates the party or any transferee for the longer of the following periods: (a) the period during which the property is used by the sponsor or any transferee for a purpose for which Federal assistance is extended, or for another purpose involving the provision of similar services or benefits; or (b) the period during which the airport sponsor or any transferee retains ownership or possession of the property. In the case of contractors, this Provision binds the contractors from the bid solicitation period through the completion of the contract.

(The airport sponsor shall insert the third paragraph above in all airport contracts, leases, subcontracts, subleases and other agreements at all tiers, AC 150/5100-15A.)

(Additional information regarding civil rights and Disadvantaged Business Enterprise obligations can be obtained from the FAA Civil Rights Office.)

The airport owner/sponsor reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires or views of the (lessee, licensee, permittee, etc.) and without interference or hindrance.

The airport owner/sponsor reserves the right, but shall not be obligated to the (lessee, licensee, permittee), to maintain and keep in repair the landing area of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of the (lessee, licensee, permittee, etc.) in this regard.

This (lease, license, permit, etc.) shall be subordinate to the provisions and requirements of any existing or future agreement between the airport owner/sponsor and the United States, relative to the development, operation, or maintenance of the airport. Failure of the (lessee, licensee, permittee) or any occupant to comply with the requirements of any existing or future agreement between the lessor and the United States, which failure shall continue after reasonable

notice to make appropriate corrections, shall be cause for immediate termination of (lessee's, licensee, permittee's) rights hereunder.

There is reserved to the airport owner/sponsor, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the (leased, licensed, permitted) premises. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through said airspace or landing at, taking off from, or operating on the airport premises.

The (lessee, licensee, permittee) agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the (leased, licensed, permitted) premises or in the event of any planned modification or alteration of any present or future building or structure situated on the (leased, licensed, permitted) premises.

The (lessee, licensee, permittee) by accepting this (lease, license, permit) agreement expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or building nor permit object of natural growth or other obstruction on the land leased hereunder above a height as determined by the application of the requirements of Title 14 CFR Part 77. In the event the aforesaid covenants are breached, the owner reserves the right to enter upon the land hereunder and to remove the offending structure or object or cut the offending natural growth, all of which shall be at the expense of the (lessee, licensee, permittee).

The (lessee, licensee, permittee) by accepting this (lease, license, permit) agrees for itself, its successors and assigns that it will not make use of the (leased, licensed, permitted) premises in any manner which might interfere with the landing and taking off of aircraft or otherwise constitute a hazard. In the event the aforesaid covenant is breached, the owner reserves the right to enter upon the premises hereby (leased, licensed, permitted) and cause the abatement of such interference at the expense of the (lessee, licensee, permittee).

It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of U.S. Code 40103 (e) and 47107(a)(4).

This (lease, license, permit) and all the provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or acquire, affecting the control, operation, regulation and taking over of said airport or the exclusive or nonexclusive use of the airport by the United States during the time of war or national emergency.

The (lessee, licensee, permittee) will furnish services on a reasonable and not unjustly discriminatory basis to all users, and charge reasonable and not unjustly discriminatory prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

(In accordance with Grant Assurance #22.b, this provision must be included in any agreement, contract, lease, license, permit to engage in any aeronautical activity at the airport.)

The (lessee, licensee, permittee) will conform to airport and Federal Aviation Administration safety and security rules and regulations regarding use of the airport operations area including runways, taxiways, aircraft aprons by vehicles, employees, customers, visitors, etc. in order to prevent security breaches and avoid aircraft incursions and vehicle/pedestrian deviations; will complete and pass airfield safe driving instruction program when offered or required by the airport; and will be subject to penalties as prescribed by the airport for violations of the airport safety and security requirements.

662077.10/LA

EXHIBIT G
-5-

FIRST AMENDMENT TO GROUND LEASE

THIS FIRST AMENDMENT TO GROUND LEASE (this "**Amendment**") is entered into as of November ²²~~22~~ 2005 ("**Effective Date**"), by and between THE CITY OF HAWTHORNE, a municipal corporation ("**Landlord**"), and HAWTHORNE AIRPORT, LLC, a Delaware limited liability company ("**Tenant**").

RECITALS:

A. Landlord and Tenant are parties to that certain Ground Lease dated as of January 3, 2005 (the "**Original Ground Lease**"), pursuant to which Landlord leased to Tenant and Tenant leased from Landlord certain real property located in the City of Hawthorne, County of Los Angeles, State of California and more particularly described herein (the "**Leased Premises**"). The Leased Premises are a portion of the municipal airport commonly known as the "Hawthorne Municipal Airport – Jack Northrop Field" (the "**Hawthorne Airport**").

B. As of the date of the Original Ground Lease, proper legal descriptions of the Leased Premises and the Option Premises had not been prepared and were not available to the parties. Such legal descriptions have since been prepared with respect to both the Leased Premises and the Option Premises and Landlord and Tenant now desire to enter into this Amendment in order to set forth and confirm the correct legal descriptions of the Leased Premises and the Option Premises. Such legal descriptions have also revealed that certain portions of the Hawthorne Airport which were originally believed to be within the Leased Premises are in fact not included and Landlord and Tenant desire to clarify and confirm such legal descriptions.

C. In addition, Landlord and Tenant desire to enter into this Amendment in order to reflect the parties understanding and acknowledgment that during the Term the operating hours of the Hawthorne Airport as currently established shall not be changed or altered by Landlord or any other party acting on behalf of Landlord without Tenant's consent.

D. The term "**Amended Ground Lease**" as used in this Amendment shall mean and refer to the Original Ground Lease as amended and modified by this Amendment.

E. All capitalized terms not otherwise specifically defined in this Amendment shall have meanings ascribed to such terms in the Original Ground Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Lease Commencement Date; Effective Date of Original Ground Lease. The parties hereby acknowledge and agree and wish to memorialize that the Lease Commencement Date (as defined in Section 1.1 of the Original Ground Lease) shall be deemed to be January 3, 2005. Also, the "Effective Date" set forth in the preamble of the Original Ground Lease is

incorrectly identified as January __, 2004" whereas such "Effective Date" should and hereafter shall be deemed to be January 3, 2005.

2. Leased Premises. The parties hereby acknowledge and agree that the legal description of the Leased Premises includes the following (subject to the terms and provisions hereof):

- i. That certain real property referred to as Sections 1, 2, 4, 5, 6, 7, 9 and 11 as described on Exhibit A attached hereto;
- ii. That certain real property referred to as Sections 2-A2 and 5-A1, as described on Exhibit B attached hereto; and

For clarification purposes, the Leased Premises shall not include the following, it being understood and agreed that the following described real property shall not be subject to the Amended Ground Lease:

- i. That certain real property referred to as Sections 1-A, 2-A1 and 5A-2 as described on Exhibit C attached hereto.

3. Option Premises. The parties hereby acknowledge and agree that the legal description of the Option Premises (i.e., that certain real property referred to as Sections 3, 8 and 10) is set forth and described on Exhibit D attached hereto. In addition, the parties hereby acknowledge and agree that the legal description of the Option Premises includes the following (subject to the terms and provisions hereof):

- i. That certain real property referred to as Section 3-A1, as described on Exhibit E attached hereto; and
- ii. That certain real property referred to as Section 3-A2, as described on Exhibit F attached hereto; provided, however, such real property shall only be deemed to be part of the Option Premises for so long as the Improvements existing on such real property as of the date hereof remain on such real property; provided, further, in no event shall Tenant have any obligation to demolish or remove such existing improvements.

4. Operating Hours. Landlord hereby acknowledges and agrees that during the Term of the Amended Ground Lease (as set forth in Article 1 of the Original Ground Lease) neither Landlord nor any agency or other party acting on behalf of Landlord, shall take any action to change, alter or amend the operating hours of the Hawthorne Airport (as such existed as of the Lease Commencement Date) without the prior written consent of Tenant, which consent may be withheld in Tenant's sole and absolute discretion.

5. Exhibit B to Original Ground Lease Deletions and Modifications. The phrase "and billing" in item 15 of the "Airfield Maintenance – Maintaining Airfield" section on page 1 of Exhibit B attached to the Original Ground Lease is hereby deleted. The title of the "Tenant Obligations" Section on page 2 of Exhibit B attached to the Original Ground Lease is hereby

deleted and replaced with the title "HAWTHORNE AIRPORT, LLC, TENANT OBLIGATIONS". Item 5 of the "Airport Terminal Building Maintenance" section on page 2 of Exhibit B attached to the Original Ground Lease is hereby deleted and replaced the phrase "Clean lobby and hallway". The word "four" in item 6 of the "Airport Terminal Building Maintenance" section on page 2 of Exhibit B attached to the Original Ground Lease is hereby deleted and replaced with the word "two", and the phrase "refill air freshener device" shall be added to the end of said item 6. The phrase "and Suite 3" in item 7 of the "Airport Terminal Building Maintenance" section on page 2 of Exhibit B attached to the Original Ground Lease is hereby deleted.

5. Effect of This Amendment. Except as amended and/or modified by this Amendment, the Original Ground Lease (as may have been amended from time to time) is hereby ratified and confirmed and all other terms of the Original Ground Lease (as may have been amended from time to time) shall remain in full force and effect, unaltered and unchanged by this Amendment. In the event of any conflict between the provisions of this Amendment and the provisions of the Original Ground Lease (as may have been previously amended from time to time), the provisions of this Amendment shall prevail. Whether or not specifically amended by the provisions of this Amendment, all of the terms and provisions of the Original Ground Lease (as may have been amended from time to time) are hereby amended to the extent necessary to give effect to the purpose and intent of this Amendment.

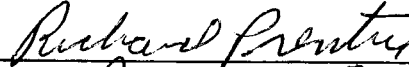
7. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together will constitute one and the same instrument. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon provided such signature page is attached to any other counterpart identical thereto except having additional signature pages executed by other parties to this Amendment attached thereto.

[SIGNATURES FOLLOW ON NEXT SUCCEEDING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the day and year first above written.

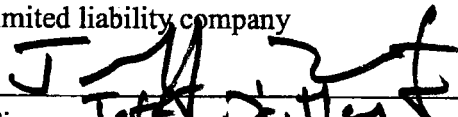
'LANDLORD':

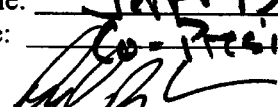
THE CITY OF HAWTHORNE,
a municipal corporation

By: 
Name: RICHARD PRENTICE
Title: CITY MANAGER

"TENANT":

HAWTHORNE AIRPORT, LLC,
a Delaware limited liability company

By: 
Name: Jeff Dill
Title: Co-President

By: 
Name: David Wehrly
Title: Co-President

Approved as to
Form



EXHIBIT "A"

[Attached as the immediately following page(s)]

LEGAL DESCRIPTION

SECTION 1

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence westerly, southwesterly and southerly along the northerly, northwesterly and westerly line of said Block A to the Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

LEGAL DESCRIPTION

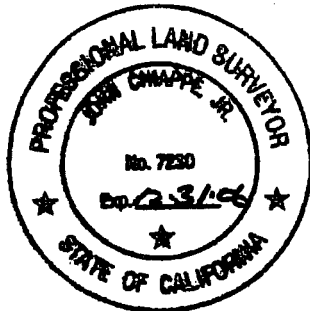
SECTION 2

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet to the True Point of Beginning; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence along said northerly line and its easterly prolongation, South 89°58'46" East 200.00 feet to a line which bears at right angles to said northerly line and passes through a point which lies North 86°54'54" East 370.76 feet from the point of beginning; thence along last said line, South 0°01'14" West 219.91 feet to the line that bears North 86°54'54" East and which passes through the point of beginning; thence along said line, South 86°54'54" West 200.29 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



John Chiappe, Jr., PLS 7230

PSOMAS

2/4/06

Date

LEGAL DESCRIPTION

SECTION 4

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet to the True Point of Beginning; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 105.91 feet to a line parallel with and 114.00 feet southerly of said northerly line; thence along said parallel line, South 89°58'46" East 540.82 feet to line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the point of beginning; thence along said line, South 0°01'14" West 76.57 feet to the line that bears North 86°54'54" East and which passes through the point of beginning; thence along said line, South 86°54'54" West 541.61 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

LEGAL DESCRIPTION

SECTION 5

Those portions of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County and the Southwest Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 912.37 feet to the True Point of Beginning; thence along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 190.57 feet to said northerly line; thence along said northerly line, South 89°58'46" East 365.02 feet to the westerly line of the east half of said Southwest Quarter; thence along said westerly line, North 0°01'27" East 40.00 feet to the northerly line of said Southwest Quarter; thence along said northerly line, North 89°57'43" East 724.38 feet to a line which bears at right angles to said northerly line and which passes through a point lying, North 86°54'54" East 2003.56 feet from the point of beginning; thence along said line, South 0°02'17" East 172.19 feet to the line that bears North 86°54'54" East; thence along said line, South 86°54'54" West 1091.18 feet to the True Point of Beginning

EXCEPT any portion thereof included within the lines of any public street or highway.

PSOMAS

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

LEGAL DESCRIPTION

SECTION 6

That portion of the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 2003.56 feet to the True Point of Beginning; thence continuing along said line, North 86°54'54" East 1772.00 feet; thence northerly along a line which bears at right angles to the northerly line of said Half Section, North 0°00'30" West 77.39 feet to said northerly line; thence westerly along said northerly line to a line which bears at right angles to said northerly line and which passes through the True Point of Beginning; thence southerly along said line, South 0°02'17" East 85.50 feet; thence North 89°57'43" East 57.00; thence South 0°02'17" East 45.00 feet; thence South 89°57'43" West 57.00 feet to a line which bears at right angles to said northerly line and which passes through the True Point of Beginning; thence along said line South 0°02'17" East 41.96' to the True Point of Beginning

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

[Signature]

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

LEGAL DESCRIPTION

SECTION 7

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, and the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at the intersection of the southerly prolongation of the westerly line of Block A of said Tract No. 8636 and a line that bears North 87°04'23" East and which passes through a point on the easterly line of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, said point being southerly, South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence along said line, North 87°04'23" East 743.00 feet; thence southerly, along a line which bears at right angles to the southerly line of 122nd Street, formerly "Euclid Avenue", 60 feet wide, as shown on said Tract No. 8636, South 0°00'24" West 118.23 feet to a line parallel with and 705.00 feet southerly of the northerly line of the Southwest Quarter of said Section; thence westerly along said parallel line, North 89°58'46" West 742.06 feet to said southerly prolongation of the westerly line of Block A; thence northerly along said westerly line, North 0°01'54 East 80.02 feet to the Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

4/12/05

Date

LEGAL DESCRIPTION

SECTION 9

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

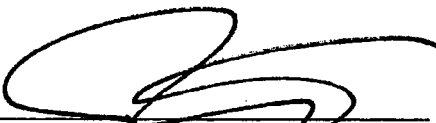
Beginning at a point on a easterly line of said Section 10, said point being southerly South 0°08'47" West 358.31 feet along said section line from the northeast corner of the Southeast Quarter of said Section; thence South 87°04'23" West 1319.33 feet to the True Point of Beginning; thence South 2°55'37" East 279.87 feet to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter; thence along said parallel line South 89°59'30" West 957.67 feet to a line which bears at right angles to said parallel line and which passes through a point which lies South 87°04'23" West 2263.98 feet from the point of beginning; thence northerly along said line, North 0°00'30" West 231.41 feet to the line which bears North 87°04'23" East; thence easterly along said line, North 87°04'23" East 944.65 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of





John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

LEGAL DESCRIPTION

SECTION 11

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on a easterly line of said Section 10, said point being southerly South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence South 87°04'23" West 608.89 feet; thence southerly along a line which bears at right angles to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter, South 0°00'30" East 315.69 feet to said parallel line; thence along said parallel line, North 89°59'30" East 357.39 feet, thence North 0°00'30" West 82.00 feet to a line parallel with and 623.00 feet southerly of said northerly line of said Southeast Quarter; thence along said parallel line, North 89°59'30" East 250.00 feet to said easterly line of Section 10; thence along said easterly line, North 0°08'47" East 264.69 feet to the Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



[Signature]

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

EXHIBIT "B"

[Attached as the immediately following page(s)]

LEGAL DESCRIPTION

SECTION 2-A2

A 5.50 foot wide strip of land over that portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, the southerly line of which is described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence along said northerly line, South 89°58'46" East 92.39 feet to the True Point of Beginning; thence along said northerly line, South 89°58'46" East 107.61.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



A handwritten signature in black ink, appearing to read "John Chiappe, Jr.", written over a horizontal line.

John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

LEGAL DESCRIPTION

SECTION 5-A1

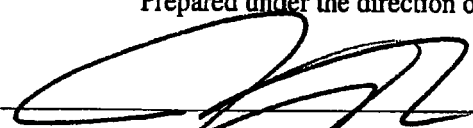
A 5.50 foot wide strip of land over that portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, the southerly line of which is described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 912.37 feet; thence along a line which bears at right angles to the northerly line of Block D of said Tract No. 8636, North 0°01'14" East 190.57 feet to said northerly line and the True Point of Beginning; thence along said northerly line, South 89°58'46" East 365.02 feet to the westerly line of the east half of said Southwest Quarter.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of


John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

EXHIBIT "C"

[Attached as the immediately following page(s)]

LEGAL DESCRIPTION

SECTION 1-A

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line and the True Point of Beginning; thence westerly along said northerly line to the beginning of a curve, concave southeasterly, having a radius of 30.00 feet, being tangent at it's southerly terminus to said westerly line of Block A and being the curved northerly boundary of said Block A; thence westerly, southwesterly and southerly along said curved northerly boundary to said westerly line of Block A; thence southerly along said westerly line of Block A to the beginning of a non-tangent curve, concave southeasterly, having a radius of 30.00 feet, being tangent at it's northerly terminus to a line parallel with and 0.50 feet southerly of said northerly line of Block A; thence northerly, northeasterly and easterly, along said curve to said parallel line; thence easterly along said parallel line to said line which bears at right angles to the northerly line of said Block A; thence northerly along said line, North 0°01'14" East 0.50 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of


John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

LEGAL DESCRIPTION

SECTION 2-A1

A 3.50 foot wide strip of land over that portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, the northerly line of which is described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line and the True Point of Beginning; thence along said northerly line, South 89°58'46" East 92.39 feet.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

A handwritten signature in black ink, appearing to read "John Chiappe, Jr.", written over a horizontal line.

John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

LEGAL DESCRIPTION

SECTION 5-A2

A 3 foot wide strip of land over that portion of the Southwest Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian in the City of Hawthorne, County of Los Angeles, State of California, the southerly line of which is described as follows:

Beginning at a point on the westerly line of Block A of Tract No. 8636, in said City, as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 912.37 feet; thence along a line which bears at right angles to the northerly line of Block D of Tract No. 8636, North 0°01'14" East 190.57 feet to said northerly line; thence along said northerly line, South 89°58'46" East 365.02 feet to the westerly line of the east half of said Southwest Quarter and the True Point of Beginning; thence North 89°55'34" East 115.19 feet.

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

EXHIBIT "D"

[Attached as the immediately following page(s)]

LEGAL DESCRIPTION

SECTION 3

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 105.91 feet to a line parallel with and 114.00 feet southerly of said northerly line and the True Point of Beginning; thence continuing along said line, North 0°01'14" East 114.00 feet to the northerly line of said Block A; thence along said northerly line, South 89°58'46" East 540.82 feet to a line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the point of beginning; thence along said line, South 0°01'14" West 114.00 feet to a line parallel with and 114.00 feet southerly of said northerly line; thence along said parallel line, North 85°58'46" West 540.82 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



[Signature]

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

LEGAL DESCRIPTION

SECTION 8

Those portions of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County and the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at the intersection of the southerly prolongation of the westerly line of Block A of said Tract No. 8636 and a line that bears North 87°04'23" East and which passes through a point on the easterly line of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, said point being southerly, South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence along said line North 87°04'23" East 743.00 feet to the True Point of Beginning; thence continuing along said line, North 87°04'23" East 2231.00 feet to a point which lies South 87°04'23" West 2263.98 feet from said point on the easterly line of said Section 10; thence southerly along a line which bears at right angles to a line parallel with and 705.00 feet southerly of the northerly line of the Southeast Quarter of said Section 10, South 0°00'30" East 231.41 feet to said parallel line; thence westerly along said parallel line and a line parallel with and 705.00 feet southerly of the northerly line of the Southwest Quarter of said Section 10, to a line which bears at right angles to the southerly line of 122nd Street, formerly "Euclid Avenue", 60 feet wide, as shown on said Tract No. 8636 and passes through the True Point of Beginning; thence northerly along said line, North 0°00'24" East 118.23 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

PSOMAS

1 This legal description is delineated on accompanying "Exhibit Map", is made a part
2 hereof for reference purposes and is not intended to be used in the conveyance of land in
3 violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

4/12/05

Date

LEGAL DESCRIPTION

SECTION 10

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on a easterly line of said Section 10, said point being southerly, South $0^{\circ}08'47''$ West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence South $87^{\circ}04'23''$ West 1319.33 feet to the True Point of Beginning; thence South $2^{\circ}55'37''$ East 279.87 feet to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter; thence along said parallel line, North $85^{\circ}59'30''$ East 695.27 feet; thence northerly along a line which bears at right angles to said parallel line and passes through a point South $87^{\circ}04'23''$ West 608.89 feet from the point of beginning, North $0^{\circ}00'30''$ West 315.69 feet to a line which bears South $87^{\circ}04'23''$ West and passes through the Point of Beginning; thence along said line South $87^{\circ}04'23''$ West 710.44 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

EXHIBIT "E"

[Attached as the immediately following page(s)]

LEGAL DESCRIPTION

SECTION 3-A1

That portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of Block B of said Tract No. 8636, North 0°01'14" East 219.91 feet to the northerly line of said Block B and the True Point of Beginning; thence easterly along said northerly line, South 89°58'46" East 540.82 feet to a line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the Point of Beginning; thence along said line, North 0°01'14" East 5.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B; thence westerly along said parallel line, North 89°58'46" West 209.67 feet; thence South 0°01'14" West 1.50 feet to a line parallel with and 4.00 feet northerly of said northerly line of Block A; thence westerly along said parallel line, North 89°58'46" West 9.22 feet; thence North 0°01'14" East 1.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B; thence westerly along said line, North 89°58'46" West 321.93 feet to a line which bears at right angles to the northerly line of said Block B and passes through the True Point of Beginning; thence southerly along said line, South 0°01'14" West 5.50 feet to the True Point of Beginning.

PSOMAS

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



A handwritten signature in black ink, appearing to be "John Chiappe, Jr.", written over a horizontal line.

John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

EXHIBIT "F"

[Attached as the immediately following page(s)]

LEGAL DESCRIPTION

SECTION 3-A2

That portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of Block B of said Tract No. 8636, North 00°01'14" East 219.91 feet to said northerly line of Block B; thence along said northerly line, South 89°58'46" East 78.70 feet; thence along a line which bears at right angles to said northerly line of Block B, North 00°01'14" East 5.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B and the True Point of Beginning; thence easterly along said parallel line, South 89°58'46" East 139.97 feet; thence North 0°01'12" East 2.96 feet; thence North 89°45'49" West 19.99 feet; thence South 89°58'40" West 100.11 feet; thence South 02°07'02" East 0.66 feet; thence South 89°20'53" West 19.92 feet to a line which bears North 00°37'32" West and passes through the True Point of Beginning; thence southerly along said line South 00°37'32" East 2.07 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

SECOND AMENDMENT TO GROUND LEASE

THIS SECOND AMENDMENT TO GROUND LEASE (this "**Amendment**") is entered into as of June 13, 2006 ("**Effective Date**"), by and between THE CITY OF HAWTHORNE, a municipal corporation ("**Landlord**"), and HAWTHORNE AIRPORT, LLC, a Delaware limited liability company ("**Tenant**").

R E C I T A L S :

A. Landlord and Tenant are parties to that certain Ground Lease dated as of January 3, 2005 (the "**Original Ground Lease**"), pursuant to which Landlord leased to Tenant and Tenant leased from Landlord certain real property located in the City of Hawthorne, County of Los Angeles, State of California and more particularly described herein (the "**Leased Premises**"). The Leased Premises are a portion of the municipal airport commonly known as the "Hawthorne Municipal Airport – Jack Northrop Field" (the "**Hawthorne Airport**").

B. Landlord and Tenant are also parties to that certain First Amendment to Ground Lease dated as of November 22, 2005, pursuant to which Landlord and Tenant made clarifications regarding the proper legal descriptions of the Leased Premises, the operating hours of Hawthorne Airport, the effective date of the Original Ground Lease and Landlord's maintenance obligations.

C. Landlord and Tenant desire to enter into this Second Amendment to Ground Lease in order to reflect the parties understanding and acknowledgement that during the Term (i) the Landlord's right to continue use of the Management Office and Storage Space includes the right to rent all or portions of the Management Office and Storage Space to Tenant or other third parties, and (ii) any license or lease of the tarmac area in front of the current Northrop Grumman Corporation – leased hangar constituting 49,470 square feet is an Excluded Agreement under paragraph 3.1.3 of the Original Ground Lease.

D. The term "**Amended Ground Lease**" as used in this Amendment shall mean and refer to the Original Ground Lease as amended and modified by the First Amendment to Ground Lease.

E. All capitalized terms not otherwise specifically defined in this Second Amendment to Ground Lease shall have meanings ascribed to such terms in the Amended Ground Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Rental of Portions of the Management Office and Storage Space.

Paragraph 27 of the Amended Ground Lease is hereby amended by adding the following:

27.3 Landlord's Right to Rent all or Portions of the Management Office and Storage Space.

During the term of this Lease, Landlord shall have the right to lease all or portions of the Management Office, Storage Area and/or Police Helicopter Hanger, or in the event Tenant exercises its rights to relocate under Paragraph 27.2, all or portions of the relocated Management Office, Storage Area and/or Police Helicopter Hanger, to Tenant or other third parties.

(a) Commencing June 1, 2006, Landlord and Tenant agree that portions of the Management Office and Storage Area comprising 955 net square feet, which square footage is calculated as set forth in Exhibit A-1 and which is generally depicted in Exhibit A-2, both attached hereto and made a part hereof, shall be leased to Tenant at the rental rate of \$600.00 per month which rent shall be subject to CPI Adjustment in the same manner as CPI adjustments of Base Rent occur pursuant to Paragraph 3.4 of the Amended Ground Lease. Landlord and Tenant agree that such rent shall not be included as an Operating Expense of Tenant as defined in Paragraph 3.2.1(b) of the Amended Ground Lease as any such rent pertaining to the Management Office, Storage Space or Police Helicopter Hanger is in the nature of income derived from an Excluded Agreement under Paragraph 3.1.3. Consistent with Exhibit A-1, the proposed conference room shall be shared with Landlord on a 50/50 basis. The proposed line service equipment/lunch room shall be shared with the Landlord on a 30% Landlord/70% Tenant basis.

(b) Should Tenant cease leasing all or part of the Management Office as a conference room and Storage Area as a lunch room pursuant to Paragraph 27.3(a), then the Management Office and Storage Area, or the portions thereof that are no longer leased as a conference room and lunch room, respectively, shall revert back to Landlord's exclusive use; provided, however, that in such event there shall be a corresponding percentage reduction in rent due to Landlord.

2. License or Lease of Tarmac Area fronting Northrop Grumman Corporation-leased Hanger Constitutes an Excluded Agreement.

Paragraph 3 of the Amended Ground Lease is hereby amended by adding a new subparagraph (d) to Paragraph 3.1.3 as follows:

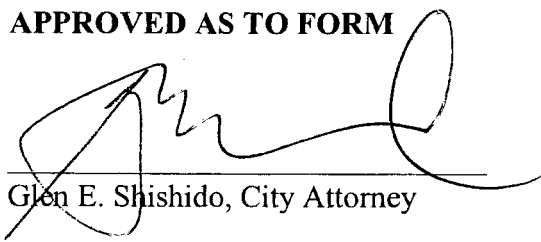
(d) Any license or lease of the tarmac area in front of the current Northrop Grumman Corporation – leased hanger constituting 49,470 square feet, which area is legally described in Exhibit B-1 and generally depicted in Exhibit B-2 both attached hereto and made a part hereof.

3. Effect of This Amendment. Except as amended and/or modified by this Amendment, the Amended Ground Lease is hereby ratified and confirmed and all other terms of the Amended Ground Lease shall remain in full force and effect, unaltered and unchanged by this Amendment. In the event of any conflict between the provisions of this Amendment and the provisions of the Amended Ground Lease, the provisions of this Amendment shall prevail. Whether or not specifically amended by the provisions of this Amendment, all of the terms and provisions of the Amended Ground Lease are hereby amended to the extent necessary to give effect to the purpose and intent of this Amendment.

4. Counterparts. This Second Amendment to Ground Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together will constitute one and the same instrument. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon provided such signature page is attached to any other counterpart identical thereto except having additional signature pages executed by other parties to this Amendment attached thereto.

[SIGNATURES FOLLOW ON NEXT SUCCEEDING PAGE]

APPROVED AS TO FORM

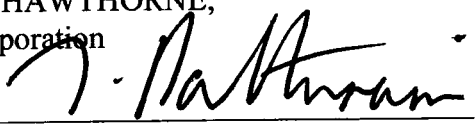


Glen E. Shishido, City Attorney

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the day and year first above written.

"LANDLORD":

THE CITY OF HAWTHORNE,
a municipal corporation

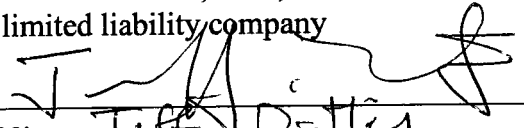
By: 

Name: _____

Title: _____

"TENANT":

HAWTHORNE AIRPORT, LLC,
a Delaware limited liability company

By: 

Name: Jeff Dettley

Title: Co-President

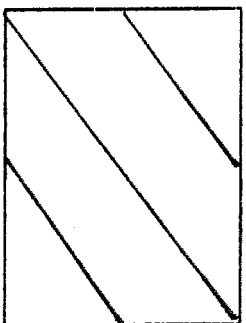
By: _____

Name: _____

Title: _____

Terminal Building

1)	Storage closet:	Square feet	32
2)	Locker/storage room:	Square feet	161
3)	Men's Washroom:	Square feet	80
4)	Women's washroom:	Square feet	37
5)	Lunch room:	Square feet	171
6)	Boiler Room:	Square feet	550
		70/30% split use (70% LLC) = 385 sq ft	
7)	Purposed Conference room: (current office space)	Square feet	178
		50/50% split use	50% = 89 sq ft
	Total Square feet:	1,209 adjusted for use = 955 sq ft	



Terminal area that was sole use by City prior to Agreement and leased to Hawthorne Airport, LLC

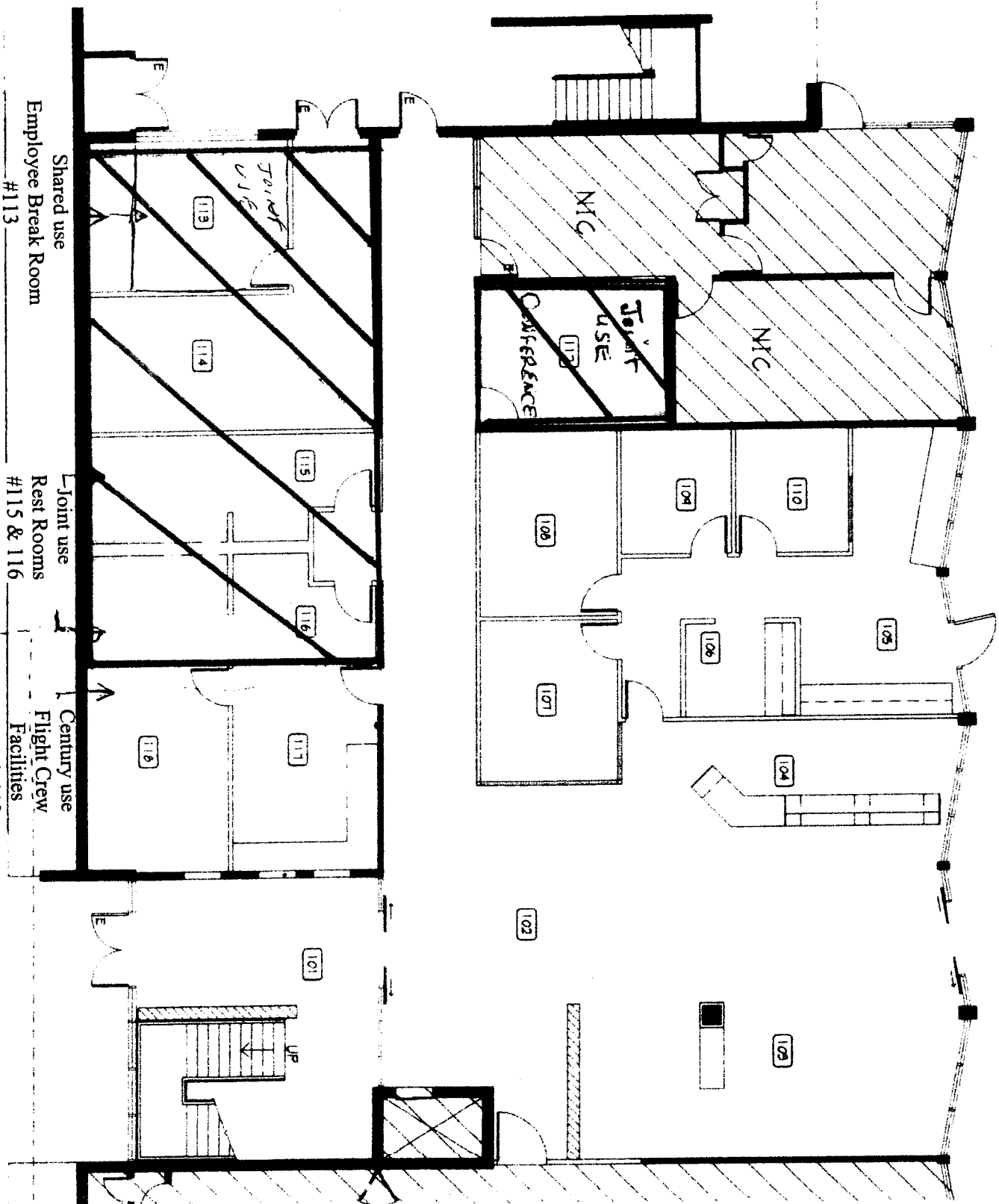


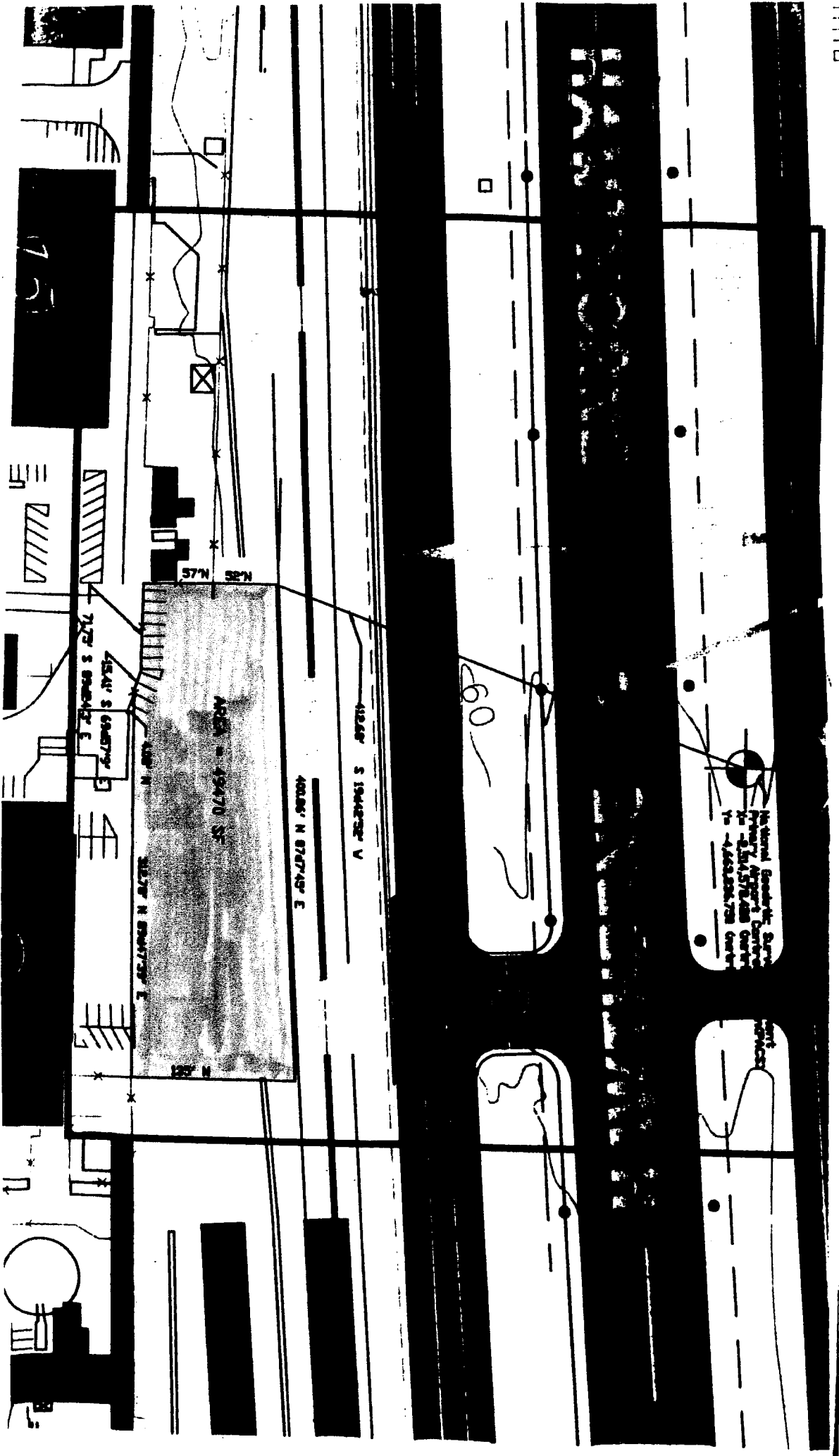
EXHIBIT A-2

NORTHROP LICENSE AGREEMENT
LEGAL DESCRIPTION

That portion of the South one-half of Section 10, Township 3 South, range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, according to the Official Plat thereof, described as follows:

Beginning at a point distant 412.68 feet, S19°42'52"W from the National Geodetic Survey (NGS) Monument and the Primary Airport Control Station (PACS); Thence N 87°07'45"E, 400.84 feet; Thence southerly 135 feet to a point 2334.49 feet West of the centerline of Crenshaw Boulevard and 753.54 feet North of the centerline of Northrop Avenue; Thence S 89°47'39"W, 312.78 feet; Thence N 69°57'09"W, 15.41 feet; Thence N 89°24'03"W, 71.75 feet to a point 2535.73 feet East of the centerline of Prairie Avenue and 758.50 feet North of the centerline of Northrop Avenue; Thence Northerly 109 feet to the point of beginning.

The described land contains an area of 49,470 square feet.



THIRD AMENDMENT TO GROUND LEASE

THIS THIRD AMENDMENT TO GROUND LEASE (this "Amendment") is entered into as of _____, 2017 ("Effective Date") by and between the CITY OF HAWTHORNE, a municipal corporation ("Landlord") and HAWTHORNE AIRPORT, LLC, a Delaware limited liability company ("Tenant").

RECITALS

A. Landlord and Tenant are parties to that certain Ground Lease dated as of January 3, 2005 (the "Original Ground Lease"), as amended by a First Amendment dated as of November 22, 2005 and a Second Amendment dated as of June 13, 2006 (collectively, the "Amended Ground Lease").

B. Pursuant to the Amended Ground Lease, Landlord leased to Tenant and Tenant Leased from Landlord certain real property (the "Leased Premises") that is a portion of the Airport commonly known as "Hawthorne Municipal Airport—Jack Northrup Field" (the "Airport").

C. Section 27.1 of the Original Ground Lease reserved to Landlord the right to continuing use of the portion of the Leased Premises designated as the "Storage Area" and the "Police Helicopter Hangar."

D. Tenant desires to build a new building at the location on Leased Premises where Storage Area and the Police Helicopter Hangar is located. Upon completion of the new building, tenant will provide to the City a permanent replacement for the Storage Area (the "New Storage Area") and for the Police Helicopter Hangar (the "New Police Helicopter Hangar").

E. Landlord and Tenant desire to amend the Amended Ground Lease to provide for the replacement of Landlord's rights in the Storage Area and the Police Helicopter Hangar with rights in the New Storage Area and the New Police Helicopter Hangar. Landlord and Tenant further desire to amend the Amended Ground Lease to require that Tenant provide temporary facilities for use by Landlord during construction of the New Facility.

F. All capitalized terms not otherwise specifically defined in this Third Amendment shall have the meanings ascribed to such terms in the Amended Ground Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Temporary Storage Facilities. Tenant shall make available to Landlord for Landlord's exclusive and continuous use temporary storage facilities of equivalent size to the Storage Area (the "Temporary Storage Facilities"). Tenant shall make such Temporary Storage

Facilities available to Landlord beginning not less than -14 days prior to the date that the Storage Area will become unavailable to Landlord. The Temporary Storage Facilities shall continue to be available to Landlord until not less than 14 days after the New Storage Area is fully completed and available for Landlord's use. The Temporary Storage Facilities shall be designated by Tenant and must be located on the Leased Premises.

2. Temporary Police Helicopter Hangar. Tenant shall make available to Landlord for Landlord's exclusive and continuous use not less than 45'x40' of space in Hangar 8 on the Leased Premises (the "Temporary Police Storage Space"). Tenant shall make such Temporary Police Storage Space available to Landlord beginning not less than 14 days prior to the date that the Police Helicopter Hangar will become unavailable to Landlord. The Temporary Police Storage Space shall continue to be available to Landlord until not less than 14 days after the New Police Helicopter Hangar is fully completed and available for Landlord's use. At all times between the date the Police Helicopter Hangar becomes unavailable to Landlord and the date the New Police Helicopter Hangar becomes available to Landlord, Tenant shall provide Landlord with use of Hangar Space (in addition to the Temporary Police Storage Space) on the Leased Premises that is appropriate for the storage and operation of the police helicopter owned by Landlord. Tenant may, from time to time request that the police helicopter be relocated between hangars in order to facilitate Tenant's use of its facilities for filming and events. The primary space shall be located in Hangar 16, except when Hangar 16 is unavailable due to filming or event use.

3. New Facility. The New Police Helicopter Hangar shall be located in a new 45'X60' hangar with a bathroom, 20 foot overall height with bifold gate (steel) building and 87 feet distance to the edge of the service road ramp space. to be located to the East of Hangar 3. This new hangar facility shall be served by 2 adjacent, dedicated, parking spaces. The New Storage Area shall include the following features:

- Three and a half (3.5) T-hangars shall be provided to City Airport staff to be located next to each other/adjacent on the back row (200 series) closest to the perimeter fence. The T-hangars are designated as 214, 215, 217, and half of 216.
- Tenant will install Ridge Vent at each T-Hangar for air circulation.
- Six (6) parking spaces will be designated for City vehicles next to the south perimeter fence adjacent to hangar 5.
- City Airport staff will use the bathroom next to hangar 5.
- An eye wash station will be installed next to the bathroom located next to hangar 5.
- A wash rack for City use will be installed west of the bathroom next to hangar 5. This wash rack will connect to the sewer and have the required filter.
- An office/break room 20 feet wide and 26 feet long will be provided to City Airport staff inside the T-hangars. This office space shall have insulation covered by drywalls, windows, AC unit and a doorway to the outside.
- 240-V Power Panel shall be provided by Tenant to the T-hangars newly assigned to the Airport staff.
- . Walls that are non-structural shall be thoroughly removed by Tenant to maximize use of the space and all affected (damaged) floor areas shall be thoroughly repaired. .

- The interior of the T-hangars used by Airport staff shall be painted by Tenant
- The roof of the T-hangars used by Airport staff shall be made leak proof by Tenant.

4. Plans for this facility are attached hereto as Exhibit "A" and incorporated herein by reference. Ownership of this facility shall vest in Landlord immediately upon completion of the facility and acceptance by Landlord. Tenant shall provide a warranty against defects for the facility for a period of 3 years. Tenant shall also provide, at tenant's sole expense, an interior wall separating the New Storage Area from the New Police Helicopter Hangar. The New Storage Area and the New Police Helicopter Hangar shall be subject to all provisions of Section 27 of the Amended Ground Lease and shall be treated as substitutes for the Storage Area and the Police Helicopter Hanger as described in the Amended Ground Lease. Except for the City owned four T-Hangar storage rooms and 40' by 40, open storage area, Terminal building offices that will remain as City owned and occupied areas and not subject to this amendment.

5. Rental. Except as provided in Section 27.3 of the Amended Ground Lease, in no event shall Landlord be required to pay any rent to Tenant as consideration for Landlord's use of any of the facilities described in Sections 1 through 3 of this Third Amendment. Tenant shall be responsible for all insurance, utilities and other expenses set forth in Section 27.1 of the Amended Ground Lease with respect to the temporary facilities described in Sections 1 and 2 of this Third Amendment.

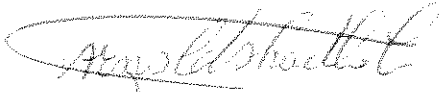
6. Effect of this Agreement. Except as amended and/or modified by this Third Amendment, the Amended Ground Lease is hereby ratified and confirmed and all other terms of the Amended Ground Lease shall remain in full force and effect, unaltered and unchanged by this Third Amendment. In the event of any conflict between the provisions of this Third Amendment and the provisions of the Amended Ground Lease, the provisions of this Third Amendment shall prevail. Whether or not specifically amended by this Third Amendment, all of the terms and provisions of the Amended Ground Lease are hereby amended to the extent necessary to give effect to the purpose and intent of this Third Amendment.

7. Counterparts. This Third Amendment may be executed in any number of counterparts, each of which shall be considered an original, but all of which when taken together shall constitute one and the same instrument. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signatures thereon, provided such signature page is attached to any other counterpart identical thereto, except having additional signature pages executed by other parties to this Third Amendment.

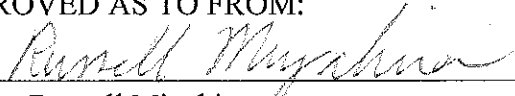
IN WITNESS WHEREOF, the undersigned have caused this Amendment to be duly executed as of the date first above written.

"LANDLORD"

THE CITY OF HAWTHORNE,
a municipal corporation


By: _____
Name: Arnold Shadbehr, City Manager

APPROVED AS TO FROM:


By: _____
Name: Russell Miyahira
Title: City Attorney for the City of Hawthorne

"TENANT"

Hawthorne Airport, LLC,
a Delaware limited liability company


By: _____
Name: Dave Wehrly
Title: President, Hawthorne Airport, LLC

FOURTH AMENDMENT TO GROUND LEASE

This Fourth Amendment To Ground Lease (the “FOURTH AMENDMENT”) is entered into as of January 24, 2024 by and between the City of Hawthorne, a municipal corporation (“LANDLORD”) and Hawthorne Airport, LLC, a Delaware limited liability company (“TENANT”) (LANDLORD and TENANT are hereinafter sometimes referred to individually as “PARTY” or collectively as “PARTIES”).

RECITALS

A. WHEREAS, LANDLORD and TENANT are parties to: 1) the Ground Lease entered into as of January 3, 2005 (the “GROUND LEASE”), 2) the First Amendment To Ground Lease entered into as of November 22, 2005 (the “FIRST AMENDMENT”), 3) the Second Amendment To Ground Lease, entered into as of June 13, 2006 (the “SECOND AMENDMENT”), and the Third Amendment To Ground Lease entered into as of June 28, 2017 (the “THIRD AMENDMENT”) (hereinafter, the GROUND LEASE, the FIRST AMENDMENT, the SECOND AMENDMENT, and the THIRD AMENDMENT are collectively referred to as the “MGL”).

B. WHEREAS, pursuant to the GROUND LEASE, LANDLORD leased to TENANT and TENANT leased from LANDLORD certain portions of the Hawthorne Municipal Airport—Jack Northrop Field (the “AIRPORT”), specifically Sections 1, 2, 4, 5, 6, 7, 9, and 11 (the “ORIGINAL PREMISES”), as described in the GROUND LEASE and the FIRST AMENDMENT.

C. WHEREAS, the GROUND LEASE has a term of thirty-five (35) years, starting at the Lease Commencement Date. The GROUND LEASE provided TENANT with options to extend the term for two additional periods of five years each.

D. WHEREAS, the GROUND LEASE provides that TENANT, at its option, could lease and develop Section 7 and Section 8 of the AIRPORT. The GROUND LEASE noted that portions of the AIRPORT (the “VOUGHT/ZELMAN PREMISES”) had been leased by LANDLORD to Vought Airport Industries, Inc. since January 1, 1979 (the “VOUGHT LEASE”). The VOUGHT/ZELMAN PREMISES are located on small portions of sections 7 and 8 of the AIRPORT.

E. WHEREAS, LANDLORD leased the VOUGHT/ZELMAN PREMISES to Zelman Hawthorne, LLC (“ZELMAN”). ZELMAN in turn sub-leased the VOUGHT/ZELMAN PREMISES to Space Exploration Technologies Corp. (“SPACEX”).

F. WHEREAS, after TENANT a filed a lawsuit against LANDLORD, ZELMAN, and SPACEX, in the Superior Court of the State of California for Los Angeles (Case No. 22TRCV01306) (the “ACTION”) related to TENANT’s claims for possession of the

VOUGHT/ZELMAN PREMISES, TENANT entered into written settlement agreements with ZELMAN and SPACEEX to settle the ACTION against ZELMAN and SPACEEX.

G. WHEREAS, pursuant to the written settlement agreements between TENANT, ZELMAN, and SPACEEX, and subject to settlement of the ACTION between TENANT and LANDLORD, the lease between LANDLORD and ZELMAN and the sub-lease between ZELMAN and SPACEEX will be terminated and TENANT will enter into a new lease with SPACEEX, pursuant to which TENANT will lease the VOUGHT/ZELMAN PREMISES to SPACEEX and pass-through any rent collected from SPACEEX to LANDLORD. The PARTIES acknowledge and agree that:

1. The new lease between TENANT and SPACEEX shall not preclude TENANT'S future development of the VOUGHT/ZELMAN PREMISES.
2. As between TENANT and SPACEEX, TENANT and SPACEEX take the position that their new lease allows TENANT to develop the VOUGHT/ZELMAN PREMISES, subject to the requirements of the MGL and any necessary approval by LANDLORD, the Federal Aviation Administration, and/or any other applicable permitting or governing authority.
3. Any new lease between TENANT and SPACEEX will, at minimum, be for \$9,166.00 per month in monthly rent (i.e., the same amount as the current monthly rent SPACEEX pays to ZELMAN), subject to any applicable escalation clauses in the lease between ZELMAN and SPACEEX. Notwithstanding the foregoing, if the future development of the VOUGHT/ZELMAN PREMISES results in a reduction of the usable leased space available to SPACEEX, then: (i) the amount of monthly rent from the lease between TENANT and SPACEEX may be reduced; and (ii) that reduced amount paid by SPACEEX shall be passed through to LANDLORD by TENANT. If the rent is reduced based on the future development of the VOUGHT/ZELMAN PREMISES, the reduction shall be memorialized via written amendment with written notice given to LANDLORD.
4. ZELMAN has certain rights to step into the shoes of SPACEEX and lease the VOUGHT/ZELMAN PREMISES from TENANT in the event that SPACEEX exercises an option for an early termination of its lease with TENANT, and upon such an occurrence, TENANT will continue to pass-through any rent collected from ZELMAN to LANDLORD for the VOUGHT/ZELMAN PREMISES.

H. WHEREAS, TENANT and LANDLORD have a settlement with respect to the ACTION.

I. WHEREAS, TENANT and LANDLORD and confirm that based on: a) the construction previously completed by PLAINTIFF at the AIRPORT, b) PLAINTIFF'S two five

year extension rights provided for in Section 1.2 of the MGL, c) the automatic extension provisions provided for in Section 1.3 of the MGL, and d) in order to settle PLAINTIFF'S claims for damages as alleged in the LAWSUIT, that the PARTIES wish to enter into this FOURTH AMENDMENT to extend the term of the MGL through December 31, 2055.

J. WHEREAS, all capitalized terms not otherwise specifically defined in this FOURTH AMENDMENT shall have the meanings ascribed to such terms in the MGL.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

TERMS

1.) **Extension Of Term Of MGL**

The PARTIES agree and acknowledge that, pursuant to Sections 1.2 and 1.3 of the MGL, and based on the agreement of the PARTIES, the term for the MGL shall be extended through December 31, 2055. The MGL shall expire after 11:59:59 PM on December 31, 2055.

2.) **TENANT'S Nonresponsibility For Prior Damages**

The PARTIES agree and acknowledge that TENANT will not be responsible for any damages caused to the VOUGHT/ZELMAN PREMISES prior to the date that TENANT enters into a new lease with SPACEEX.

3.) **TENANT'S AIRPORT Development Obligations**

The PARTIES agree and acknowledge that PLAINTIFF has complied with all conditions and completed all required actions under the MGL, as amended, for PLAINTIFF to apply for the further development of the VOUGHT/ZELMAN PREMISES and that there are no further approvals required for PLAINTIFF to obtain from the CITY to apply for the development of the VOUGHT/ZELMAN PREMISES.

4.) **Subordination To Grant Assurances**

TENANT acknowledges that, pursuant to Paragraph 10.6 of the GROUND LEASE, the MGL and this FOURTH AMENDMENT are subordinated to all applicable FAA Grant Assurances. TENANT acknowledges that it is of critical importance to LANDLORD that LANDLORD be in compliance with all FAA Grant Assurances.

5.) **Effect Of This FOURTH AMENDMENT**

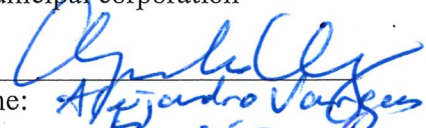
Except as amended and/or modified by this FOURTH AMENDMENT, the MGL and the prior amendments to the MGL are hereby ratified and confirmed and all other terms of the MGL and the prior amendments to the MGL shall remain in full force and effect, unaltered and unchanged by this FOURTH AMENDMENT. In the event of any conflict between the provisions

of this FOURTH AMENDMENT and the provisions of the MGL or the prior amendments to the MGL, the provisions of this FOURTH AMENDMENT shall prevail.

IN WITNESS WHEREOF, LANDLORD and TENANT have executed this FOURTH AMENDMENT as of the day and year first above written.

LANDLORD:

THE CITY OF HAWTHORNE,
a municipal corporation

By: 

Name: Alexander Vargas

Title: Mayor

APPROVED AS TO FORM:

By: 

Name:

Title: City Attorney for the City of
Hawthorne

TENANT:

HAWTHORNE AIRPORT, LLC,
A Delaware limited liability company
Levi Stockton

By: 

Name: Levi Stockton

Title: President

Exhibit B
Premises

5004298614.4

PSOMAS**LEGAL DESCRIPTION****SECTION 1**

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence westerly, southwesterly and southerly along the northerly, northwesterly and westerly line of said Block A to the Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



[Signature]
John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

Sheet 1 of 1

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February 01, 2005
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LEGAL DESCRIPTION

SECTION 2

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet to the True Point of Beginning; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence along said northerly line and its easterly prolongation, South 89°58'46" East 200.00 feet to a line which bears at right angles to said northerly line and passes through a point which lies North 86°54'54" East 370.76 feet from the point of beginning; thence along last said line, South 0°01'14" West 219.91 feet to the line that bears North 86°54'54" East and which passes through the point of beginning; thence along said line, South 86°54'54" West 200.29 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



John Chiappe, Jr., PLS 7230

PSOMAS

2/4/06

Date

Sheet 1 of 1

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February 01, 2005
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LEGAL DESCRIPTION

SECTION 4

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet to the True Point of Beginning; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 105.91 feet to a line parallel with and 114.00 feet southerly of said northerly line; thence along said parallel line, South 89°58'46" East 540.82 feet to line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the point of beginning; thence along said line, South 0°01'14" West 76.57 feet to the line that bears North 86°54'54" East and which passes through the point of beginning; thence along said line, South 86°54'54" West 541.61 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

Sheet 1 of 1

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February 01, 2005
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P S O M A S

LEGAL DESCRIPTIONSECTION 5

Those portions of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County and the Southwest Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 912.37 feet to the True Point of Beginning; thence along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 190.57 feet to said northerly line; thence along said northerly line, South 89°58'46" East 365.02 feet to the westerly line of the east half of said Southwest Quarter; thence along said westerly line, North 0°01'27" East 40.00 feet to the northerly line of said Southwest Quarter; thence along said northerly line, North 89°57'43" East 724.38 feet to a line which bears at right angles to said northerly line and which passes through a point lying, North 86°54'54" East 2003.56 feet from the point of beginning; thence along said line, South 0°02'17" East 172.19 feet to the line that bears North 86°54'54" East; thence along said line, South 86°54'54" West 1091.18 feet to the True Point of Beginning

EXCEPT any portion thereof included within the lines of any public street or highway.

Sheet 1 of 2

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1 This legal description is delineated on accompanying "Exhibit Map", is made a part
2 hereof for reference purposes and is not intended to be used in the conveyance of land in
3 violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

Sheet 2 of 2

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February 01, 2005
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P S O M A S

LEGAL DESCRIPTION

SECTION 6

That portion of the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 2003.56 feet to the True Point of Beginning; thence continuing along said line, North 86°54'54" East 1772.00 feet; thence northerly along a line which bears at right angles to the northerly line of said Half Section, North 0°00'30" West 77.39 feet to said northerly line; thence westerly along said northerly line to a line which bears at right angles to said northerly line and which passes through the True Point of Beginning; thence southerly along said line, South 0°02'17" East 85.50 feet; thence North 89°57'43" East 57.00; thence South 0°02'17" East 45.00 feet; thence South 89°57'43" West 57.00 feet to a line which bears at right angles to said northerly line and which passes through the True Point of Beginning; thence along said line South 0°02'17" East 41.96' to the True Point of Beginning

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

Sheet 1 of 1

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LEGAL DESCRIPTION**SECTION 7**

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, and the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at the intersection of the southerly prolongation of the westerly line of Block A of said Tract No. 8636 and a line that bears North 87°04'23" East and which passes through a point on the easterly line of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, said point being southerly, South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence along said line, North 87°04'23" East 743.00 feet; thence southerly, along a line which bears at right angles to the southerly line of 122nd Street, formerly "Euclid Avenue", 60 feet wide, as shown on said Tract No. 8636, South 0°00'24" West 118.23 feet to a line parallel with and 705.00 feet southerly of the northerly line of the Southwest Quarter of said Section; thence westerly along said parallel line, North 89°58'46" West 742.06 feet to said southerly prolongation of the westerly line of Block A; thence northerly along said westerly line, North 0°01'54 East 80.02 feet to the Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

4/12/05

Date

Sheet 1 of 1

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PSOMAS**LEGAL DESCRIPTION****SECTION 9**

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on a easterly line of said Section 10, said point being southerly South 0°08'47" West 358.31 feet along said section line from the northeast corner of the Southeast Quarter of said Section; thence South 87°04'23" West 1319.33 feet to the True Point of Beginning; thence South 2°55'37" East 279.87 feet to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter; thence along said parallel line South 89°59'30" West 957.67 feet to a line which bears at right angles to said parallel line and which passes through a point which lies South 87°04'23" West 2263.98 feet from the point of beginning; thence northerly along said line, North 0°00'30" West 231.41 feet to the line which bears North 87°04'23" East; thence easterly along said line, North 87°04'23" East 944.65 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappa, Jr., PLS 7230

PSOMAS

2/4/05

Date

Sheet 1 of 1

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LEGAL DESCRIPTION**SECTION 11**

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on a easterly line of said Section 10, said point being southerly South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence South 87°04'23" West 608.89 feet; thence southerly along a line which bears at right angles to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter, South 0°00'30" East 315.69 feet to said parallel line; thence along said parallel line, North 89°59'30" East 357.39 feet, thence North 0°00'30" West 82.00 feet to a line parallel with and 623.00 feet southerly of said northerly line of said Southeast Quarter; thence along said parallel line, North 89°59'30" East 250.00 feet to said easterly line of Section 10; thence along said easterly line, North 0°08'47" East 264.69 feet to the Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

Sheet 1 of 1

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February 01, 2005
PLY:jdc

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PSOMAS

14

LEGAL DESCRIPTION**SECTION 2-A2**

A 5.50 foot wide strip of land over that portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, the southerly line of which is described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence along said northerly line, South 89°58'46" East 92.39 feet to the True Point of Beginning; thence along said northerly line, South 89°58'46" East 107.61.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

Sheet 1 of 1

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February 01, 2005
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LEGAL DESCRIPTION

SECTION 5-A1

A 5.50 foot wide strip of land over that portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, the southerly line of which is described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 912.37 feet; thence along a line which bears at right angles to the northerly line of Block D of said Tract No. 8636, North 0°01'14" East 190.57 feet to said northerly line and the True Point of Beginning; thence along said northerly line, South 89°58'46" East 365.02 feet to the westerly line of the east half of said Southwest Quarter.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

Sheet 1 of 1

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February 01, 2005
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LEGAL DESCRIPTION

SECTION 3

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 105.91 feet to a line parallel with and 114.00 feet southerly of said northerly line and the True Point of Beginning; thence continuing along said line, North 0°01'14" East 114.00 feet to the northerly line of said Block A; thence along said northerly line, South 89°58'46" East 540.82 feet to a line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the point of beginning; thence along said line, South 0°01'14" West 114.00 feet to a line parallel with and 114.00 feet southerly of said northerly line; thence along said parallel line, North 89°58'46" West 540.82 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of



[Signature]
John Chiappe, Jr., PLS 7230

PSOMAS

2/4/06

Date

Sheet 1 of 1

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February 01, 2005
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P S O M A S

20

LEGAL DESCRIPTION

SECTION 8

Those portions of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County and the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at the intersection of the southerly prolongation of the westerly line of Block A of said Tract No. 8636 and a line that bears North 87°04'23" East and which passes through a point on the easterly line of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, said point being southerly, South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence along said line North 87°04'23" East 743.00 feet to the True Point of Beginning; thence continuing along said line, North 87°04'23" East 2231.00 feet to a point which lies South 87°04'23" West 2263.98 feet from said point on the easterly line of said Section 10; thence southerly along a line which bears at right angles to a line parallel with and 705.00 feet southerly of the northerly line of the Southeast Quarter of said Section 10, South 0°00'30" East 231.41 feet to said parallel line; thence westerly along said parallel line and a line parallel with and 705.00 feet southerly of the northerly line of the Southwest Quarter of said Section 10, to a line which bears at right angles to the southerly line of 122nd Street, formerly "Euclid Avenue", 60 feet wide, as shown on said Tract No. 8636 and passes through the True Point of Beginning; thence northerly along said line, North 0°00'24" East 118.23 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

Sheet 1 of 2

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April 12, 2005
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21

1 This legal description is delineated on accompanying "Exhibit Map", is made a part
 2 hereof for reference purposes and is not intended to be used in the conveyance of land in
 3 violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

A handwritten signature in black ink, appearing to be "John Chiappe, Jr.", written over a horizontal line.

John Chiappe, Jr., PES 7230

PSOMAS

4/12/05

Date

Sheet 2 of 2

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 April 12, 2005
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PSOMAS

22

LEGAL DESCRIPTION

SECTION 10

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on a easterly line of said Section 10, said point being southerly, South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence South 87°04'23" West 1319.33 feet to the True Point of Beginning; thence South 2°55'37" East 279.87 feet to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter; thence along said parallel line, North 89°59'30" East 695.27 feet; thence northerly along a line which bears at right angles to said parallel line and passes through a point South 87°04'23" West 608.89 feet from the point of beginning, North 0°00'30" West 315.69 feet to a line which bears South 87°04'23" West and passes through the Point of Beginning; thence along said line South 87°04'23" West 710.44 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

2/4/05

Date

Sheet 1 of 1

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February 01, 2005
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P S O M A S

23

LEGAL DESCRIPTION

SECTION 3-A1

That portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of Block B of said Tract No. 8636, North 0°01'14" East 219.91 feet to the northerly line of said Block B and the True Point of Beginning; thence easterly along said northerly line, South 89°58'46" East 540.82 feet to a line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the Point of Beginning; thence along said line, North 0°01'14" East 5.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B; thence westerly along said parallel line, North 89°58'46" West 209.67 feet; thence South 0°01'14" West 1.50 feet to a line parallel with and 4.00 feet northerly of said northerly line of Block A; thence westerly along said parallel line, North 89°58'46" West 9.22 feet; thence North 0°01'14" East 1.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B; thence westerly along said line, North 89°58'46" West 321.93 feet to a line which bears at right angles to the northerly line of said Block B and passes through the True Point of Beginning; thence southerly along said line, South 0°01'14" West 5.50 feet to the True Point of Beginning.

Sheet 1 of 2

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February 01, 2005
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This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

Sheet 2 of 2

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 February 01, 2005
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25

LEGAL DESCRIPTION

SECTION 3-A2

That portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of Block B of said Tract No. 8636, North 00°01'14" East 219.91 feet to said northerly line of Block B; thence along said northerly line, South 89°58'46" East 78.70 feet; thence along a line which bears at right angles to said northerly line of Block B, North 00°01'14" East 5.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B and the True Point of Beginning; thence easterly along said parallel line, South 89°58'46" East 139.97 feet; thence North 0°01'12" East 2.96 feet; thence North 89°45'49" West 19.99 feet; thence South 89°58'40" West 100.11 feet; thence South 02°07'02" East 0.66 feet; thence South 89°20'53" West 19.92 feet to a line which bears North 00°37'32" West and passes through the True Point of Beginning; thence southerly along said line South 00°37'32" East 2.07 feet to the True Point of Beginning.

This legal description is delineated on accompanying "Exhibit Map", is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.



Prepared under the direction of

John Chiappe, Jr., PLS 7230

PSOMAS

11/10/05

Date

Sheet 1 of 1

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February 01, 2005
JDC:jdc

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When Recorded Return to:

The City of Hawthorne
4455 West 26th Street
Hawthorne, California 90250
Attention: City Manager and City Attorney
Facsimile (310) 970-7058

The undersigned declare(s): Transfer Tax is \$0. Remaining term of lease including extensions is less than 35 years.

AMENDED AND RESTATED MEMORANDUM OF LEASE

This Amended and Restated Memorandum of Lease (“Memorandum”) is made as of the November ____, 2025, by and between The City of Hawthorne, a Municipal corporation (“Landlord”), and Hawthorne Airport, LLC, a Delaware limited liability company (“Tenant”).

Landlord and Tenant have entered into that certain Ground Lease dated January 3, 2005, as affected by that certain Letter dated October 25, 2007, as amended by a First Amendment to Ground Lease between the Landlord and Tenant dated November 22, 2005, a Second Amendment to Ground Lease between the Landlord and Tenant dated June 13, 2006, a Third Amendment to Ground Lease between the Landlord and Tenant dated June 28, 2017, and a Fourth Amendment to Ground Lease between the Landlord and Tenant dated January 24, 2024 (as amended, the “Ground Lease”), with respect to real property located in the City of Hawthorne, County of Los Angeles, State of California, as more particularly described on Exhibit “A” attached hereto (the “Leased Premises”), all subject to the terms and covenants set forth in the Ground Lease. The purpose of this Amendment is to replace the description of the Leased Premises set forth in the Memorandum, and to give notice of the existence of the Ground Lease and the provisions thereof, including without limitation provisions providing for the entry into a new ground lease following a foreclosure upon the circumstances described therein. To the extent that any provision of this Memorandum conflicts with any provision of the Ground Lease, the Ground Lease shall control.

The term of the Ground Lease will expire on December 31, 2055.

Landlord and Tenant executed and recorded that certain Memorandum of Lease dated November 22, 2005, and recorded on February 1, 2006 as Document No. 2006-236886 of the Official Public Records of Los Angeles County, California (the “Original Memorandum”). The purpose of this Amendment is to replace the description of the Leased Premises set forth in the Original Memorandum, and to give notice of the existence of the Ground Lease and the provisions thereof, including without limitation provisions providing for the entry into a new ground lease following a foreclosure upon the circumstances described therein. This Memorandum amends and restates the Original Memorandum in its entirety. To the extent that any provision of this Memorandum conflicts with any provision of the Ground Lease, the Ground Lease shall control.

This Memorandum may be executed in counterparts, each of which shall be an original, but all of which, together shall constitute one and the same instrument.

(Signature pages follow)

IN WITNESS WHEREOF, the parties have executed or caused the execution of this Memorandum of Lease Agreement as of the day and year first above written.

LANDLORD:

The City of Hawthorne, a municipal corporation

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

STATE OF _____ }

}

COUNTY OF _____ }

On _____, 2025, before me, _____,
personally appeared _____, as _____ of The City of Hawthorne, a
municipal corporation, who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in
his authorized capacity, and that by his/ signature on the instrument the person, or the entity upon behalf
of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and
correct.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public

TENANT:

HAWTHORNE AIRPORT, LLC, a
Delaware limited liability company

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

STATE OF _____ }
COUNTY OF _____ }

On _____, 2025, before me, _____,
personally appeared _____, as _____ of HAWTHORNE AIRPORT, LLC, a
Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed
the same in his authorized capacity, and that by his/ signature on the instrument the person, or the entity upon
behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public

EXHIBIT A

Legal Description

SECTION 1

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence westerly, southwesterly and southerly along the northerly, northwesterly and westerly line of said Block A to the Point of Beginning.

SECTION 2

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet to the True Point of Beginning; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence along said northerly line and its easterly prolongation, South 89°58'46" East 200.00 feet to a line which bears at right angles to said northerly line and passes through a point which lies North 86°54'54" East 370.76 feet from the point of beginning; thence along last said line, South 0°01'14" West 219.91 feet to the line that bears North 86°54'54" East and which passes through the point of beginning; thence along said line, South 86°54'54" West 200.29 feet to the True Point of Beginning.

SECTION 4

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet to the True Point of Beginning; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 105.91 feet to a line parallel with and 114.00 feet southerly of said northerly line; thence along said parallel line,

South 89°58'46" East 540.82 feet to line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the point of beginning; thence along said line, South 0°01'14" West 76.57 feet to the line that bears North 86°54'54" East and which passes through the point of beginning; thence along said line, South 86°54'54" West 541.61 feet to the True Point of Beginning.

SECTION 5

Those portions of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County and the Southwest Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 912.37 feet to the True Point of Beginning; thence along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 190.57 feet to said northerly line; thence along said northerly line, South 85°58'46" East 365.02 feet to the westerly line of the east half of said Southwest Quarter; thence along said westerly line, North 0°01'27" East 40.00 feet to the northerly line of said Southwest Quarter; thence along said northerly line, North 89°57'43" East 724.38 feet to a line which bears at right angles to said northerly line and which passes through a point lying, North 86°54'54" East 2003.56 feet from the point of beginning; thence along said line, South 0°02'17" East 172.19 feet to the line that bears North 86°54'54" East; thence along said line, South 86°54'54" West 1091.18 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

SECTION 6

That portion of the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 80°54'54" East 2003.56 feet to the True Point of Beginning; thence continuing along said line, North 86°54'54" East 1772.00 feet; thence northerly along a line which bears at right angles to the northerly line of said Half Section, North 0°00'30" West 77.39 feet to said northerly line; thence westerly along said northerly line to a line which bears at right angles to said northerly line and which passes through the True Point of Beginning; thence southerly along said line, South 0°02'17" East 85.50 feet; thence North 89°57'43" East 57.00; thence South 0°02'17" East 45.00 feet; thence South 89°57'43" West 57.00 feet to a line which bears at right angles to said northerly line and which passes through the True Point of Beginning; thence along said line South 0°02'17" East 41.96' to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

SECTION 7

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, and the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at the intersection of the southerly prolongation of the westerly line of Block A of said Tract No. 8636 and a line that bears North $87^{\circ}04'23''$ East and which passes through a point on the easterly line of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, said point being southerly, South $0^{\circ}08'47''$ West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence along said line, North $87^{\circ}04'23''$ East 743.00 feet; thence southerly, along a line which bears at right angles to the southerly line of 122nd Street, formerly "Euclid Avenue", 60 feet wide, as shown on said Tract No. 8636, South $0^{\circ}00'24''$ West 118.23 feet to a line parallel with and 705.00 feet southerly of the northerly line of the Southwest Quarter of said Section; thence westerly along said parallel line, North $89^{\circ}58'46''$ West 742.06 feet to said southerly prolongation of the westerly line of Block A; thence northerly along said westerly line, North $0^{\circ}01'54''$ East 80.02 feet to the Point of Beginning.

SECTION 9

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on a easterly line of said Section 10, said point being southerly South $0^{\circ}08'47''$ West 358.31 feet along said section line from the northeast corner of the Southeast Quarter of said Section; thence South $87^{\circ}04'23''$ West 1319.33 feet to the True Point of Beginning; thence South $2^{\circ}55'37''$ East 279.87 feet to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter; thence along said parallel line South $89^{\circ}59'30''$ West 957.67 feet to a line which bears at right angles to said parallel line and which passes through a point which lies South $87^{\circ}04'23''$ West 2263.98 feet from the point of beginning; thence northerly along said line, North $0^{\circ}00'30''$ West 231.41 feet to the line which bears North $87^{\circ}04'23''$ East; thence easterly along said line, North $87^{\circ}04'23''$ East 944.65 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

SECTION 11

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on a easterly line of said Section 10, said point being southerly South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence South 87°04'23" West 608.89 feet; thence southerly along a line which bears at right angles to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter, South 0°00'30" East 315.69 feet to said parallel line; thence along said parallel line, North 89°59'30" East 357.39 feet, thence North 0°00'30" West 82.00 feet to a line parallel with and 623.00 feet southerly of said northerly line of said Southeast Quarter; thence along said parallel line, North 89°59'30" East 250.00 feet to said easterly line of Section 10; thence along said easterly line, North 0°08'47" East 264.69 feet to the Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

SECTION 2-A2

A 5.50 foot wide strip of land over that portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, the southerly line of which is described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 170.47 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 230.76 feet to said northerly line; thence along said northerly line, South 89°58'46" East 92.39 feet to the True Point of Beginning; thence along said northerly line, South 89°58'46" East 107.61.

SECTION 5-A1

A 5.50 foot wide strip of land over that portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, the southerly line of which is described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 912.37 feet; thence along a line which bears at right angles to the northerly line of Block D of said Tract No. 8636, North 0°01'14" East 190.57 feet to said northerly line and the True Point of Beginning; thence along said northerly line, South 89°58'46" East 365.02 feet to the westerly line of the east half of said Southwest Quarter.

SECTION 3

That portion of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of said Block A, North 0°01'14" East 105.91 feet to a line parallel with and 114.00 feet southerly of said northerly line and the True Point of Beginning; thence continuing along said line, North 0°01'14" East 114.00 feet to the northerly line of said Block A; thence along said northerly line, South 89°58'46" East 540.82 feet to a line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the point of beginning; thence along said line, South 0°01'14" West 114.00 feet to a line parallel with and 114.00 feet southerly of said northerly line; thence along said parallel line, North 86°58'46" West 540.82 feet to the True Point of Beginning.

SECTION 8

Those portions of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County and the South Half of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, described as follows:

Beginning at the intersection of the southerly prolongation of the westerly line of Block A of said Tract No. 8636 and a line that bears North 87°04'23" East and which passes through a point on the easterly line of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, said point being southerly, South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence along said line North 87°04'23" East 743.00 feet to the True Point of Beginning; thence continuing along said line, North 87°04'23" East 2231.00 feet to a point which lies South 87°04'23" West 2263.98 feet from said point on the easterly line of said Section 10; thence southerly along a line which bears at right angles to a line parallel with and 705.00 feet southerly of the northerly line of the Southeast Quarter of said Section 10, South 0°00'30" East 231.41 feet to said parallel line; thence westerly along said parallel line and a line parallel with and 705.00 feet southerly of the northerly line of the Southwest Quarter of said Section 10, to a line which bears at right angles to the southerly line of 122nd Street, formerly "Euclid Avenue", 60 feet wide, as shown on said Tract No. 8636 and passes through the True Point of Beginning; thence northerly along said line, North 0°00'24" East 118.23 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

SECTION 10

That portion of the Southeast Quarter of Section 10, Township 3 South, Range 14 West, San Bernardino Meridian, in the City of Hawthorne, County of Los Angeles, State of California, described as follows:

Beginning at a point on a easterly line of said Section 10, said point being southerly, South 0°08'47" West 358.31 feet along said Section line from the northeast corner of the Southeast Quarter of said Section; thence South 87°04'23" West 1319.33 feet to the True Point of

Beginning; thence South 2°55'37" East 279.87 feet to a line parallel with and 705.00 feet southerly of the northerly line of said Southeast Quarter; thence along said parallel line, North 89°59'30" East 695.27 feet; thence northerly along a line which bears at right angles to said parallel line and passes through a point South 87°04'23" West 608.89 feet from the point of beginning, North 0°00'30" West 315.69 feet to a line which bears South 87°04'23" West and passes through the Point of Beginning; thence along said line South 87°04'23" West 710.44 feet to the True Point of Beginning.

EXCEPT any portion thereof included within the lines of any public street or highway.

SECTION 3-A1

That portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of Block B of said Tract No. 8636, North 0°01'14" East 219.91 feet to the northerly line of said Block B and the True Point of Beginning; thence easterly along said northerly line, South 89°58'46" East 540.82 feet to a line which bears at right angles to said northerly line and which passes through a point lying North 86°54'54" East 912.37 feet from the Point of Beginning; thence along said line, North 0°01'14" East 5.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B; thence westerly along said parallel line, North 89°58'46" West 209.67 feet; thence South 0°01'14" West 1.50 feet to a line parallel with and 4.00 feet northerly of said northerly line of Block A; thence westerly along said parallel line, North 89°58'46" West 9.22 feet; thence North 0°01'14" East 1.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B; thence westerly along said line, North 89°58'46" West 321.93 feet to a line which bears at right angles to the northerly line of said Block B and passes through the True Point of Beginning; thence southerly along said line; South 0°01'14" West 5.50 feet to the True Point of Beginning.

SECTION 3-A2

That portion of 120th Street (formerly Raymond Avenue) as shown on the map of Tract No. 8636, in the City of Hawthorne, County of Los Angeles, State of California as per map filed in Book 124, Pages 34 through 36, inclusive, of Maps, Records of said County, described as follows:

Beginning at a point on the westerly line of Block A of said Tract No. 8636, said point being South 0°01'54" West 210.00 feet from the northerly terminus of the westerly line of Lot 1 of said Tract No. 8636, shown as having a bearing and distance of "North 16.21 feet"; thence North 86°54'54" East 370.76 feet; thence northerly along a line which bears at right angles to the northerly line of Block B of said Tract No. 8636, North 00°01'14" East 219.91 feet to said

northerly line of Block B; thence along said northerly line, South $89^{\circ}58'46''$ East 78.70 feet; thence along a line which bears at right angles to said northerly line of Block B, North $00^{\circ}01'14''$ East 5.50 feet to a line parallel with and 5.50 feet northerly of said northerly line of Block B and the True Point of Beginning; thence easterly along said parallel line, South $89^{\circ}58'46''$ East 139.97 feet; thence North $0^{\circ}01'12''$ East 2.96 feet; thence North $89^{\circ}45'49''$ West 19.99 feet; thence South $89^{\circ}58'40''$ West 100.11 feet; thence South $02^{\circ}07'02''$ East 0.66 feet; thence South $89^{\circ}20'53''$ West 19.92 feet to a line which bears North $00^{\circ}37'32''$ West and passes through the True Point of Beginning; thence southerly along said line South $00^{\circ}37'32''$ East 2.07 feet to the True Point of Beginning.



AGENDA ITEM NO. 15.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: Police Department

City Manager: Department Head:

SUBJECT:

The Hawthorne Police Department's Inaugural Community Gun Buyback Program on Saturday, December 20, 2025, at Hawthorne City Hall.

RECOMMENDED MOTION:

Authorize the Police Chief to execute the Hawthorne Police Department's Inaugural Community Gun Buyback Program on Saturday, December 20, 2025, at Hawthorne City Hall.

DISCUSSION:

The City of Hawthorne has experienced five homicides in the last five months. In response, the Hawthorne Police Department proposes its inaugural Community Gun Buyback Program to promote public safety, encourage the responsible disposal of unwanted or improperly stored firearms, and foster community engagement during the holiday season.

This voluntary, no-questions-asked event will allow residents to surrender firearms in exchange for prepaid gift cards, reducing the circulation of potentially dangerous weapons while educating participants on safe storage practices and firearm violence prevention. The program aligns with state initiatives, including the Local Law Enforcement Gun Buyback Grant Program. Funding for gift cards and operations will be sourced from the Police Department's existing budget with no additional cost to the general fund anticipated.

The event will take place on Saturday, December 20, 2025, from 9:00 a.m. to 1:00 p.m. at Hawthorne City Hall, 4455 W 126th Street, Hawthorne, CA 90250. Participants must arrive with unloaded firearms securely stored in their vehicle's trunk and remain in their vehicles during processing for safety. No personal identification will be required, ensuring anonymity.

All surrendered firearms will be rendered inoperable, and a report will be authored including the firearm make, model, serial number, caliber, and condition. All surrendered firearms will be destroyed by LSC Destruction Company, a certified provider specializing in ATF- and California SB 1019-compliant contraband destruction services. LSC's mobile shredding units will pulverize weapons on location, eliminating transportation risks and maintaining chain-of-custody integrity.

PROGRAM DETAILS:

â€¢ Incentive Structure:

- \$50 gift card for non-working firearms.
- \$100 gift card for working pistols, rifles, and shotguns.
- \$200 gift card for ghost guns (firearms without serial numbers).
- \$300 gift card for assault rifles.
- 3D-printed and homemade firearms will be evaluated onsite for appropriate value.

â€¢ Safety and Logistics:

- Firearms must be unloaded and transported in the trunk of a vehicle.
- Event staff, including uniformed officers, will process submissions drive-thru style.
- Educational materials on firearm safety, storage, and violence prevention will be distributed.

- Media outreach will promote the event to maximize participation and community awareness.

â€¢ Expected Outcomes:

- Removal of dozens to hundreds of firearms from circulation.
- Enhanced community trust through transparent, anonymous participation.
- Contribution to a safer holiday season and New Year by addressing improper storage and unused weapons.

This program represents a proactive step toward reducing gun violence, with measurable impacts on public safety. Staff will provide a post-event report to the City Council on participation, firearms collected, and program effectiveness.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None

FISCAL IMPACT:

Minimal; gift card incentives estimated at \$20,000

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act.



AGENDA ITEM NO. 16.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025
Originating Department: Finance

City Manager: Department Head:

SUBJECT:

City of Hawthorne's Investment Report for the quarter ended September 30, 2025.

RECOMMENDED MOTION:

Staff recommends that the City Council receive, approve and file the City of Hawthorne's Investment Report for the quarter ended September 30, 2025 of FY 25-26.

DISCUSSION:

The investment Report for the quarter ended September 30, 2025, is attached. This report outlines the cash and investments held by the reporting entity, as well as the rate of return on these investments.

Because of the seasonal nature of the city's revenues (thus making short-term availability and liquidity of funds extremely important), the city has for many years invested its funds with the State of CA-administered Local Agency Investment Fund (LAIF). Multi Bank Securities (MBS) are invested in CD's using a ladder strategy. The City Treasurer shall continue this strategy, reinvesting funds that come due into new 3-5 year CD's. Cash held by the fiscal agents is for future debt service on bonds, and these funds are invested pursuant to investment agreements entered into when the bonds were originally issued.

Investment report summary September 30, 2025

- Funds held at LAIF \$75 million with a rate of return @ 4.34%
- Funds held at BMO \$26.6 million with rate of return @ 2.79%
- Funds held at MBS totaled \$25.8 million with yields of 0.63% - 4.84%
- Funds held by the fiscal agents totaled \$34.1 million
- Funds held in Trust totaled \$11.2 million

Investment report summary June 30, 2025

- Funds held at LAIF \$75 million with a rate of return @ 4.40%
- Funds held at BMO \$45.6 million with rate of return @ 3.02%
- Funds held at MBS totaled \$25.4 million with yields of 0.63% - 4.99%
- Funds held by the fiscal agents totaled \$33.1 million
- Funds held in Trust totaled \$10.8 million

Investment report summary March 31, 2025

- Funds held at LAIF \$75 million with a rate of return @ 4.48%

- Funds held at BMO \$37.3 million with rate of return @ 3.02%
- Funds held at MBS totaled \$25.3 million with yields of 0.64% - 4.99%
- Funds held by the fiscal agents totaled \$32 million
- Funds held in Trust totaled \$10.1 million

Investment report summary December 31, 2024

- Funds held at LAIF \$75 million with a rate of return @ 4.62%
- Funds held at BMO \$42.6 million with rate of return @ 3.02%
- Funds held at MBS totaled \$15.2 million with yields of 0.64% - 5.02%
- Funds held by the fiscal agents totaled \$32.1 million
- Funds held in Trust totaled \$5.4 million

Investment report summary September 30, 2024

- Funds held at LAIF \$75 million with a rate of return @ 4.71%
- Funds held at BMO \$42.6 million with rate of return @ 3.21%
- Funds held at MBS totaled \$15.2 million with yields of 0.65% - 4.79%
- Funds held by the fiscal agents totaled \$5.5 million
- Funds held in Trust totaled \$5.5 million

Investment report summary June 30, 2024

- Funds held at LAIF \$74.2 million with a rate of return @ 4.55%
- Funds held at BMO \$61.1 million with rate of return @ 3.67%
- Funds held at MBS totaled \$14.9 million with yields of 0.66% - 4.95%
- Funds held by the fiscal agents totaled \$4.9 million
- Funds held in Trust totaled \$5.2 million

Investment report summary March 31, 2024

- Funds held at LAIF \$73.4 million with a rate of return @ 4.30%
- Funds held at BOW \$55.6 million with rate of return @ .14% - 3.67%
- Funds held at MBS totaled \$14.9 million with yields of 0.67% - 4.88%
- Funds held by the fiscal agents totaled \$3.7 million
- Funds held in Trust totaled \$4.1 million

Investment report summary December 31, 2023

- Funds held at LAIF \$72.7 million with a rate of return @ 4.00%
- Funds held at BOW \$46.6 million with rate of return @ .14% - 3.67%
- Funds held at MBS totaled \$9.3 million with yields of 0.65% - 4.92%
- Funds held by the fiscal agents totaled \$3.2 million
- Funds held in Trust totaled \$3.9 million

Investment report summary September 30, 2023

- Funds held at LAIF \$72 million with a rate of return @ 3.59%
- Funds held at BOW \$47.5 million with rate of return @ .14% - 3.67%
- Funds held at MBS totaled \$9.2 million with yields of 0.60% - 5.05%
- Funds held by the fiscal agents totaled \$4.7 million
- Funds held in Trust totaled \$3.6 million

Investment report summary June 30, 2023

- Funds held at LAIF \$71.5 million with a rate of return @ 3.15%
- Funds held at BOW \$59.6 million with rate of return @ 3.56% - 5.02%
- Funds held at MBS totaled \$9.1 million with yields of 0.30% - 5.05%
- Funds held by the fiscal agents totaled \$3.7 million

Investment report summary March 31, 2023

- Funds held at LAIF \$71 million with a rate of return @ 2.74%
- Funds held at BOW \$50.1 million with rate of return @ 2.62% - 4.57%
- Funds held at MBS totaled \$9.1 million with yields of 0.30% - 4.96%
- Funds held by the fiscal agents totaled \$3 million

Investment report summary December 31, 2022

- Funds held at LAIF \$70.6 million with a rate of return @ 2.07%
- Funds held at BOW \$28.5 million with rate of return @ 2.35% -3.90%
- Funds held at MBS totaled \$9.1 million with yields of 0.30% - 4.73%
- Funds held by the fiscal agents totaled \$2.3 million

Investment report summary September 30, 2022

- Funds held at LAIF \$70.4 million with a rate of return @ 1.35%
- Funds held at BOW \$32.3 million with rate of return @ 1.45% - 2.34%
- Funds held at MBS totaled \$8.8 million with yields of 0.31% - 3.41%
- Funds held by the fiscal agents totaled \$3.7 million

Investment report summary June 30, 2022

- Funds held at LAIF \$70.3 million with a rate of return @ 0.75%
- Funds held at BOW \$36.6 million with rate of return @ 0.00% - 0.62%
- Funds held at MBS totaled \$9 million with yields of 0.30% - 3.27%
- Funds held by the fiscal agents totaled \$4.7 million

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

.

FISCAL IMPACT:

None. The report describes the City's investments and rate of return on these investments as of September 30, 2025.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS

Investment Report 09-30-25

Bank Statements 09-2025

**CITY OF HAWTHORNE
INVESTMENT REPORT**

			Current Quarter 9/30/2025			Prior Quarter 6/30/2025			Quarter Change	
Investment Type	Issuer		Cost	Market Value	Rate	Cost	Market Value	Rate	Change	% Change
State Investment Pool	State of California - LAIF	1)	75,000,000	75,000,000	4.34%	75,000,000	75,000,000	4.40%	0	0.00%
Certificates Of Deposit/U.S Bonds	Multi-Bank Securities, Inc.	2)	25,782,743	25,782,743	0.63% to 4.84%	25,353,654	25,353,654	0.63% to 4.99%	429,088	1.69%
Commercial Money Market	BMO	3)	26,628,722	26,628,722	2.79%	45,648,872	45,648,872	3.02%	-19,020,150	-41.67%
Total Funds Held By City			127,411,465	127,411,465		146,002,527	146,002,527		-18,591,062	-12.73%
Funds Held By Fiscal Agent:										
Money Market Funds	U.S. Bank	4)	32,439,086	32,439,086	0.00% to 3.58%	32,042,986	32,042,986	0.00% to 3.81%	396,100	1.24%
Money Market Funds - Mogul Partners	Western Alliance	5)	1,671,041	1,671,041	0.10%	1,045,640	1,045,640	0.10%	625,402	59.81%
Total Funds Held By Fiscal Agent			34,110,127	34,110,127		33,088,625	33,088,625		1,021,502	3.09%
Funds Held In Trust										
OPEB Balanced Highmark Plus	PARS	6)	11,257,142	11,257,142	4.81%	10,754,839	10,754,839	6.38%	502,303	4.67%
Total Funds Held In Trust			11,257,142	11,257,142		10,754,839	10,754,839		502,303	4.67%

In accordance with California Government Code Section 53646, the Treasurer of the City of Hawthorne hereby certifies that the investments reported above comply with the City's adopted Investment Policy and that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditures for the six months.

Multi - Bank Securities, Inc.
Current Quarter
9/30/2025

	Date of					Accrued	Cash/Bank	Estimated	Ending
	Purchase	Maturity Date	Quantity	Market Price	Market Value	Interest	Deposits	Yield	Market Value
Bank Vy Bellwood Neb	1/27/2022	1/27/2026	249,000	99.0560	246,649.44	22.51		1.11%	
GreenState Cr Un, Iowa SH	3/30/2021	3/30/2026	249,000	98.4870	245,232.63	158.27		0.81%	
Sallie Mae Bank, Salt Lake City, UT	7/8/2021	7/8/2026	247,000	97.8440	241,674.68	568.44		1.02%	
UBS Bank Salt Lake City, UT	7/8/2021	7/8/2026	247,000	97.7780	241,511.66	133.99		0.92%	
Toyota Finl Svgs Bank, Hend, NV	7/22/2021	7/22/2026	247,000	97.7050	241,331.35	450.01		0.97%	
Medallion Bk, Salt Lake City, UT	8/30/2021	8/31/2026	100,000	97.3500	97,350.00	0.00		0.87%	
Texas Exchange Bk, SSB Crowley	10/29/2021	10/29/2026	247,000	97.1780	240,029.66	7.44		1.13%	
Dept of Comm Fed Cr Un, Wash, DC	5/13/2022	5/13/2027	247,000	99.2940	245,256.18	373.88		3.27%	
First Natl Bank Amer East Lansing, MICH	5/17/2022	5/17/2027	245,000	99.1330	242,875.85	274.87		3.17%	
Discover Bk, Greenwood Del	3/22/2023	3/21/2028	243,000	103.1810	250,729.83	266.30		4.84%	
Liberty First Cr Un Lincoln	8/7/2023	8/7/2028	247,000	103.3930	255,380.71	922.36		4.54%	
Valleystar Cr Un Martinsville	8/30/2023	8/30/2028	100,000	104.7890	104,789.00	0.00		4.62%	
Customers Bk Pheonixville PA	10/15/2024	10/16/2028	245,000	99.6970	244,257.65	4,003.23		3.56%	
Wells Fargo Bk, Sioux Falls, SD	12/12/2023	12/12/2028	249,000	102.3510	254,853.99	546.44		4.34%	
BNY Mellon Dep Program	12/18/2023	12/18/2028	245,000	100.9500	247,327.50	2,792.33		3.96%	
City Fed Cr Un Amarillo Tex SH CTF	1/12/2024	1/12/2029	249,000	100.8380	251,086.62	485.04		3.91%	
Financial Plus Cr Un Flint Mich ST CTF	1/17/2024	1/17/2029	249,000	101.1470	251,856.03	359.17		4.00%	
A+ Fed Cr Un Austin Tex SH CTF	1/29/2024	1/29/2029	247,000	101.3040	250,220.88	27.75		4.04%	
SCE Fed Cr Un Irwindale Calif SH CTF	3/14/2024	3/14/2029	125,000	101.7960	127,245.00	232.88		4.17%	
Workers Fed Cr Un Littlelon MA	10/21/2024	4/23/2029	247,000	100.9880	249,440.36	243.62		3.96%	
Morgan Stanley, Private Bk Natl Assn	5/7/2025	5/7/2029	244,000	101.4220	247,469.68	4,050.40		4.09%	
Empower Fed Cr Union Syracuse NY CTF	7/31/2024	7/31/2029	247,000	102.7410	253,770.27	1,553.05		4.37%	
Numerica Cr Un Spokane VY Wash CTF	11/26/2024	11/26/2029	249,000	101.5370	252,827.13	113.24		4.08%	
First Fed Svgs & Ln Assn of Lorain Ohio CTF	6/6/2025	12/6/2029	237,000	101.4970	240,547.89	3,125.80		4.08%	
American Express Natl Bk Brokered Intl CTF	1/22/2030	1/22/2025	244,000	101.5300	247,733.20	1,941.97		4.08%	
Freedom Northwest Cr Un Kamiah Idaho SH CTF	1/30/1930	1/30/2025	249,000	101.6080	253,003.92	56.62		4.08%	
Luana Svgs Bk Iowa CTF Dep	3/13/2025	9/13/2025	245,000	100.5980	246,465.10	445.03		3.87%	
Morgan Stanley Bk N A Salt Lake City Utah CTF	6/18/2025	6/20/2025	244,000	102.3410	249,712.04	2,989.50		4.20%	
First Cmnty Bk Batesville Ark CTF	7/16/2025	7/16/2030	247,000	100.2190	247,540.93	360.01		3.79%	
Truxton Tr Co Nashville Tenn CTF	7/18/2025	7/18/2030	249,000	100.4390	250,093.11	315.17		3.83%	
State Bk India, New York, NY	9/26/2025	9/25/2030	245,000	100.0240	245,058.80	100.68		3.74%	
Total Certificates of Deposit			7,224,000.00		7,263,321.09	26,920.00	-		
United States Treas NTS 4%	2/15/2026	2/15/2023	2,000,000	100.0170	2,000,340.00	10,000.00		3.99%	
United States Treas NTS 4.625%	3/15/2026	3/15/2023	1,050,000	100.3280	1,053,444.00	2,012.26		4.60%	
United States Treas NTS 4.125%	2/15/2027	8/15/2024	2,000,000	100.5860	2,011,720.00	10,312.50		4.10%	
United States Treas NTS 4.25%	3/15/2027	9/15/2024	1,120,000	100.8200	1,129,184.00	1,972.38		4.21%	
United States Treas NTS 4.00%	2/29/2028	2/28/2023	3,120,000	100.8980	3,148,017.60	10,342.54		3.96%	
United States Treas NTS 4.25%	2/28/2024	8/31/2024	2,000,000	101.9220	2,038,440.00	7,044.20		4.16%	
United States Treas NTS 4.125%	3/31/2024	9/30/2024	1,120,000	101.5390	1,137,236.80	0.00		4.06%	
United States Treas NTS 4.25%	1/31/2030	7/31/2025	1,950,000	102.1450	1,991,827.50	13,737.43		4.16%	
United States Treas NTS 4.00%	2/28/1930	2/28/2023	1,120,000	101.1880	1,133,305.60	3,712.71		3.95%	
Total U.S Treasury Securities			15,480,000.00		15,643,515.50	59,134.02	-		
Federal Home LN Bks Cons	1/22/2021	1/22/2026	245,000	98.9620	242,456.90	289.24		0.63%	
Federal Home LN Bks	9/17/2021	9/17/2026	1,000,000	97.5320	975,320.00	379.17		1.07%	
Total U.S Government Bonds			1,245,000.00		1,217,776.90	668.41	-		
Bank of America Corp	10/30/2020	10/30/2025	500,000	99.6320	498,160.00	833.33		1.00%	
Royal BK CDA Global Medium Term	9/17/2025	9/17/2030	500,000	99.8460	499,230.00	789.93		4.38%	
Royal BK CDA Global Medium Term	9/30/2025	9/30/2030	500,000	99.6450	498,225.00	0.00		4.11%	
Total Corporate Bonds			1,500,000.00		1,495,615.00	1,623.26	-		
Total Portfolio Holdings			25,449,000.00		25,620,228.49	88,345.69	162,514.03		25,782,742.52

Summary of Cash with Fiscal Agent
Current Quarter
9/30/2025

			Date of Purchase	Maturity Date	Coupon	Cost	Market Value	Investment Agreement	Rate
City	<u>2016 Certificates of Participation</u>								
	Money Market	219343000	Various	Daily liquid	0.00%	6.02	6.02		0.00%
	Total					6.02	6.02	0.00	
City	<u>2019 Pension Obligation Bond</u>								
	Money Market	215074000	Various	Daily liquid	0.00%	4.61	4.61		0.00%
	Money Market	215074001	Various	Daily liquid	0.00%	0.77	0.77		0.00%
	Money Market	215074002	Various	Daily liquid	0.00%	1.20	1.20		0.00%
	Total					6.58	6.58	0.00	
City	<u>2024 Lease Revenue Bonds</u>								
	Money Market	266522000	Various	Daily liquid	3.58%	14,245.32	14,245.32		3.58%
	Money Market	266522003	Various	Daily liquid	3.58%	29,867,838.16	29,867,838.16		3.58%
	Total					29,882,083.48	29,882,083.48	0.00	
S.A	<u>2016 Tax Allocation Refunding Bonds</u>								
	Money Market	261596000	Various	Daily liquid	3.58%	3,114.00	3,114.00		3.58%
	Money Market	261596001	Various	Daily liquid	3.58%	335.58	335.58		3.58%
	Money Market	261596002	Various	Daily liquid	3.58%	2,076.81	2,076.81		3.58%
						5,526.39	5,526.39	0.00	
S.A	<u>2025 Tax Allocation Refunding Bonds</u>								
	Money Market	293914001	Various	Daily liquid	3.58%	8,892.66	8,892.66		3.58%
	Total					19,945.44	19,945.44	0.00	
CFD 1999-1	<u>2000 Gateway Center Special Fund</u>								
	Money Market	94422751	Various	Daily liquid	3.55%	128,791.07	128,791.07		3.55%
	Money Market	94422752	Various	Daily liquid	3.55%	0.03	0.03		3.55%
	Money Market	94422753	Various	Daily liquid	3.55%	1,098,416.41	1,098,416.41		3.55%
	Money Market	94422755	Various	Daily liquid	3.55%	490,645.02	490,645.02		3.55%
	Money Market	94422757	Various	Daily liquid	3.55%	363,135.38	363,135.38		3.55%
	Money Market	94422760	Various	Daily liquid	3.55%	3.17	3.17		3.55%
	Money Market	94462401	Various	Daily liquid	3.55%	193,968.36	193,968.36		3.55%
	Money Market	94462402	Various	Daily liquid	3.55%	7,833.63	7,833.63		3.55%
	Total					2,282,793.07	2,282,793.07	0.00	
CFD 2004-1	<u>2005 Fusion at South Bay</u>								
	Money Market	789320001	Various	Daily liquid	3.55%	4,524.78	4,524.78		3.55%
	Money Market - Reserve Fund	789320003	Various	Daily liquid	3.55%	224,725.26	224,725.26		3.55%
	Total					229,250.04	229,250.04	0.00	
CFD 2006-1	<u>2020 360 Degrees at South Bay</u>								
	Money Market	249764000	Various	Daily liquid	0.00%	0.59	0.59		0.00%
	Money Market	249764001	Various	Daily liquid	0.00%	0.63	0.63		0.00%
	Money Market	249764002	Various	Daily liquid	0.00%	25,000.11	25,000.11		0.00%
	Total					25,001.33	25,001.33	0.00	
Total						32,439,085.96	32,439,085.96	0.00	

Western Alliance - Mogul Partners
Current Quarter
9/30/2025

	Cost Value	Market Value	Unrealized Gain/Loss	Accrued Income	Net Interest Collected	Ending Market Value	Estimated Yield
Western Alliance Bank	1,671,041.43	1,671,041.43	0.00	0.00	80.59	1,671,041.43	
Total Cash Investments	1,671,041.43	1,671,041.43	0.00	0.00	80.59	1,671,041.43	0.10%



MALIA M. COHEN
California State Controller

LOCAL AGENCY INVESTMENT FUND
REMITTANCE ADVICE

Agency Name

HAWTHORNE

Account Number



As of 10/15/2025, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 9/30/2025.

Earnings Ratio		0.00011893333163814
Interest Rate		4.34%
Dollar Day Total	\$	6,901,646,366.38
Quarter End Principal Balance	\$	75,000,000.00
Quarterly Interest Earned	\$	820,835.80

Brokerage

Account Statement

Scan for
Online Access



September 1, 2025 - September 30, 2025
Account Number: [REDACTED]

CITY OF HAWTHORNE
4455 W 126TH ST
HAWTHORNE CA 90250-4417

Your Account Executive:
PETER YANEZ

Portfolio at a Glance

	This Period
BEGINNING ACCOUNT VALUE	\$25,510,297.07
Dividends, Interest and Other Income	241,178.79
Net Change in Portfolio¹	31,266.66
ENDING ACCOUNT VALUE	\$25,782,742.52
Estimated Annual Income	\$946,329.25

¹ Net Change in Portfolio is the difference between the ending account value and beginning account value after activity.

Asset Summary

Percent	Asset Type	Last Period	This Period
1%	Cash, Money Funds, and Bank Deposits	166,396.00	162,514.03
99%	Fixed Income	25,343,901.07	25,620,228.49
100%	Account Total	\$25,510,297.07	\$25,782,742.52

Please review your allocation periodically with your Account Executive.

Client Service Information

Your Account Executive: FBG
PETER YANEZ

Contact Information
E-Mail: customerservice@mbssecurities.com

Client Service Information
Service Hours: Weekdays 09:00 a.m. - 05:00 p.m. (EST)
Client Service Telephone Number: (800) 967-9045
Web Site: WWW.MBSSECURITIES.COM



ACCOUNT NUMBER: [REDACTED]

STATEMENT PERIOD
09/01/25 TO 09/30/25

PAGE: 1 OF 2

CITY OF HAWTHORNE
ATTN - DIRECTOR OF FINANCE
CASH MANAGEMENT
4455 W 126TH ST
HAWTHORNE CA 90250-4421

ITEMS ENCLOSED 0

CORPORATE MMDA - PUBLIC FUNDS

ACCOUNT NUMBER [REDACTED]

ACCOUNT SUMMARY

YOUR PREVIOUS BALANCE WAS 34,847,887.05

YOUR TRANSACTIONS THIS PERIOD INCLUDED:

0 DEPOSITS	.00
3 WITHDRAWALS	8,300,013.00
INTEREST PAID WAS	80,848.35
YOUR ENDING BALANCE WAS	26,628,722.40
YTD INTEREST PAID IS	887,493.64
YTD INTEREST WITHHELD IS	.00

AVERAGE COLLECTED BALANCE USED FOR ACCRUING
INTEREST WAS 33,573,911.42
(MINIMUM DAILY BALANCE NECESSARY TO ACCRUE
INTEREST IS .00)

TRANSACTIONS LISTED BY DATE POSTED

DATE POSTED	TRANSACTION DESCRIPTION	WITHDRAWALS OTHER DEBITS	DEPOSITS OTHER CREDITS
SEP 22	PC TRANSFER DEBIT BRING BAL TO 12M	3,100,000.00	
SEP 22	ACCT ANALYSIS SERV CHG	13.00	
SEP 29	PC TRANSFER DEBIT BALANCE TO 12 M	5,200,000.00	
SEP 30	IOD INTEREST PAID		80,848.35

CLOSING DAILY BALANCES AND DEBIT TOTALS

DATE	BALANCE	DEBITS	DATE	BALANCE	DEBITS
SEP 22	31,747,874.05	2	SEP 30	26,628,722.40	0
SEP 29	26,547,874.05	1			

TRANSACTION SUMMARY INFORMATION

DESCRIPTION	NUMBER	AMOUNT	DESCRIPTION	NUMBER	AMOUNT
PC TRANSFER DEBIT	2	8,300,000.00	IOD INTEREST PAID	1	80,848.35
ACCT ANALYSIS SERV C	1	13.00			



Western Alliance
Bank®

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

C/O FINANCE AUTHORITY OF HAWTHORNE
WAB EA FOR MOGUL HOSPITALITY PARTNERS
HAWTHORNE-FINANCE AUTHORITY OF HAWTHORNE
4455 W 126TH ST
HAWTHORNE CA 90250-4401

Last statement: August 31, 2025
This statement: September 30, 2025
Total days in statement period: 30

Page 1 of 2

(0)

Direct inquiries to:
877-273-2265

Business Escrow Services
1 East Washington Street
Phoenix AZ 85004

THANK YOU FOR BANKING WITH US!

Bus Escrow Svcs Int Checking

Account number		Beginning balance	\$1,508,023.29
Low balance	\$1,508,023.29	Total additions	163,018.14
Average balance	\$1,535,171.95	Total subtractions	.00
Avg collected balance	\$1,535,171	Ending balance	\$1,671,041.43

CREDITS

Date	Description	Additions
09-26	' Wire Cr-Usd WIRE IN;ORG-CITY OF HAWTHORNE;OBI-TOT TRANSFER TOWNEPL ACE	65,034.96
09-26	' Wire Cr-Usd WIRE IN;ORG-CITY OF HAWTHORNE;OBI-TOT TRANSFER COURTYA RD	97,857.00
09-30	' Interest Credit	126.18

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	1,508,023.29	09-26	1,670,915.25	09-30	1,671,041.43

INTEREST INFORMATION

Annual percentage yield earned	0.10%
Interest-bearing days	30
Average balance for APY	\$1,535,171.95
Interest earned	\$126.18

CITY OF HAWTHORNE
PARS Post-Employment Benefits Trust

Account Report for the Period
9/1/2025 to 9/30/2025

Von Norris
City Manager
City of Hawthorne
4455 West 126th Street
Hawthorne, CA 90250

Account Summary

Source	Balance as of 9/1/2025	Contributions	Earnings	Expenses	Distributions	Transfers	Balance as of 9/30/2025
OPEB	\$11,015,748.75	\$0.00	\$246,226.04	\$4,832.89	\$0.00	\$0.00	\$11,257,141.90
Totals	\$11,015,748.75	\$0.00	\$246,226.04	\$4,832.89	\$0.00	\$0.00	\$11,257,141.90

Investment Selection

Source	
OPEB	Balanced - Strategic Blend

Investment Objective

Source	
OPEB	The dual goals of the Balanced Strategy are growth of principal and income. While dividend and interest income are an important component of the objective's total return, it is expected that capital appreciation will comprise a larger portion of the total return. The portfolio will be allocated between equity and fixed income investments.

Investment Return

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
OPEB	2.24%	4.81%	9.85%	-	-	-	11/17/2022

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.
Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.
Account balances are inclusive of Trust Administration, Trustee and Investment Management fees



AGENDA ITEM NO. 17.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #9 in the amount of \$646,376.01 due to PCN3 Inc of Los Alamitos, CA for the City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #9 and Change Order #6 to PCN3 Inc of Los Alamitos, CA.

DISCUSSION:

This project includes providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the renovations and addition to the existing Senior Center.

The work will consist of renovating the existing Hawthorne Senior Center situated on the northwest side of the existing Memorial Center facility. The renovations will bring the existing building, approximately 8,600 SF, up to current building codes and standards. The work will also consist of adding a first-floor extension and a second story, approximately 9700 SF of indoor space. There will also be some exterior landscaping to integrate the building into the park and create an outdoor courtyard. The work will also consist in providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the renovations, expansion and addition to the City of Hawthorne Senior Center located at 3901 El Segundo Blvd, Hawthorne, CA 90250

During the construction phase of the project, necessary authorization will need to be granted to the City's Project Engineer(s) to conduct further testing, substitutions, and/or removal of materials such as new public right of way, new concrete slab between the New Senior Center and existing Memorial Center, etc.

Work done to date includes: demolition of the existing senior center structure, excavated trenches for underground plumbing and electrical conduits, trenching for elevator pit, concrete poured for the west expansion portion of the project, vertical steel reinforcement and preparing of steel columns and beams for the west expansion portion of the project. Excavation for new storm drain line, elevator pit and column footing for the existing portion of the building (East Side). Due to existing conditions uncovered during the demolition/excavation phase, it led to a few change orders, like repair and/or replacement of underground utility pipes, expansion of demolition (slab/ceiling), etc. Exterior and interior CMU walls for the west 1st floor addition and the existing east 1st floor is 100% completed and 1st floor ceiling and floor/deck for 2nd floor is being prepped for slab on grade. Elevator pit and walls on the existing portion of the project were completed. Underground, utilities are nearly completed, and they are working on completing the new main electrical box installation with Edison.

The 2nd floor slab rebar has been installed and inspected, the 2nd floor slab/podium has been framed

and inspected, and the 2nd floor slab/podium has been poured and inspected. Contractors have to wait ~28 days for the concrete to harden to the recommended strength and fix any imperfections during the 28 days, then they can proceed with slab coating, handrails, utility conduits, 2nd floor walls/columns and beams.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:

None. Funds for this progress payment in the amount of \$646,376.01 will be funded through allocated funds from the 2024-2025 budget.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Project #24-03 PP#9

RE: PROGRESS PAYMENT NO. 9 FOR CITY OF HAWTHORNE SENIOR CENTER (Project#04-03)
The following is a detailed breakdown of Progress Payment No. 9 due to PCN3 Inc. 10591 HURMBOLT STREET UNIT A, LOS ALAMITOS, CA, 90720 for work done on the subject project through October 2025.

	DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	Qty or % PREVIOUS	Qty or % THIS ESTIMATE	Amount THIS ESTIMATE	Total Qty Or % To DATE	Total Amount To DATE
EXISTING CONDITIONS (SITEWORK)										
REMO @ SENIOR CENTER SITE (BIDDING INCLUDED)										
A.										
1.	REMOVE (E) 1 CONCRETE PAD	61	LF	\$ 11.80	\$ 719.80	100%	0%	\$ -	100%	\$ 719.80
2.	REMOVE (E) 1 CONCRETE PAVING & BASE	2587	SF	\$ 3.54	\$ 9,157.98	100%	0%	\$ -	100%	\$ 9,157.98
3.	REMOVE (E) TREE	1	EA	\$ 5,310.00	\$ 5,310.00	100%	0%	\$ -	100%	\$ 5,310.00
4.	REMOVE (E) PLANTING/IRRIGATION	12,118	SF	\$ 1.77	\$ 21,448.86	100%	0%	\$ -	100%	\$ 21,448.86
5.	PROTECT (E) TREE	6	EA	\$ 295.00	\$ 1,770.00	100%	0%	\$ -	100%	\$ 1,770.00
REMO @ EAST PARKING LOT (BIDDING INCLUDED)										
1.	SAWCUT (E) CONCRETE PAVING	15	LF	\$ 11.80	\$ 177.00	100%	0%	\$ -	100%	\$ 177.00
2.	SAWCUT (E) ASPHALT PAVING	125	LF	\$ 11.80	\$ 1,475.00	100%	0%	\$ -	100%	\$ 1,652.00
3.	SAWCUT (E) CONCRETE CURB	2	EA	\$ 2,832.00	\$ 5,664.00	100%	0%	\$ -	100%	\$ 5,664.00
4.	222 REMOVE (E) CONCRETE WALKWAY & BASE	222	SF	\$ 9.44	\$ 2,095.68	100%	0%	\$ -	100%	\$ 2,095.68
5.	1.02 REMOVE (E) PARKING ASPHALT PAVING & BASE	1,109	SF	\$ 5.90	\$ 6,522.20	100%	0%	\$ -	100%	\$ 6,839.39
6.	RE REMOVE (E) CONCRETE CURB	176	LF	\$ 29.50	\$ 5,180.00	100%	0%	\$ -	100%	\$ 5,180.00
7.	REMOVE (E) TREE	1	EA	\$ 4,130.00	\$ 4,130.00	100%	0%	\$ -	100%	\$ 4,130.00
8.	1.02 REMOVE (E) PLANTING/IRRIGATION	1,003	SF	\$ 9.44	\$ 9,359.20	100%	0%	\$ -	100%	\$ 9,999.20
9.	REMOVE (E) EL BENCH	3	EA	\$ 581.50	\$ 1,594.50	100%	0%	\$ -	100%	\$ 1,594.50
10.	REMOVE (E) TRASH DUMPSTAKE	1	EA	\$ 637.20	\$ 637.20	100%	0%	\$ -	100%	\$ 637.20
11.	SANDBLAST/REMOVE (E) PARKING STALL STRIPPING	32	EA	\$ 236.00	\$ 7,552.00	100%	0%	\$ -	100%	\$ 7,552.00
12.	PROTECT (E) TREE	3	EA	\$ 295.00	\$ 885.00	100%	0%	\$ -	100%	\$ 885.00
13.	PROTECT (E) PLANTING/IRRIGATION	479	SF	\$ 1.18	\$ 564.00	100%	0%	\$ -	100%	\$ 954.00
14.	PROTECT (E) CONCRETE CURB	205	LF	\$ 1.18	\$ 241.90	100%	0%	\$ -	100%	\$ 1,195.90
15.	PROTECT (E) 30" CONCRETE V-GUTTER	48	LF	\$ 2.30	\$ 113.28	100%	0%	\$ -	100%	\$ 1,309.18
REMO @ NORTH PARKING LOT (BIDDING INCLUDED)										
1.	SANDBLAST/REMOVE (E) PARKING STALL STRIPPING	39	EA	\$ 236.00	\$ 9,184.00	100%	0%	\$ -	100%	\$ 11,800.00
2.	SANDBLAST/REMOVE (E) ADA PARKING STALL STRIPPING	4	EA	\$ 236.00	\$ 944.00	100%	0%	\$ -	100%	\$ 12,744.00
3.	SANDBLAST/REMOVE (E) WALK-ABLE STRIPPING	234	SF	\$ 3.54	\$ 828.36	100%	0%	\$ -	100%	\$ 13,572.36
4.	REMOVE (E) ADA WALK SIGNAGE	4	EA	\$ 295.00	\$ 1,180.00	100%	0%	\$ -	100%	\$ 14,752.36
5.	SAWCUT (E) ASPHALT PAVING	62	LF	\$ 11.80	\$ 731.60	100%	0%	\$ -	100%	\$ 15,483.96
6.	SAWCUT (E) 24" W CONCRETE CURB & GUTTER	6	EA	\$ 1,416.00	\$ 8,496.00	100%	0%	\$ -	100%	\$ 23,979.96
7.	SAWCUT (E) CONCRETE PAVING	21	LF	\$ 11.80	\$ 247.80	100%	0%	\$ -	100%	\$ 24,227.76
8.	220 REMOVE (E) PARKING ASPHALT PAVING & BASE	210	SF	\$ 9.44	\$ 1,982.40	100%	0%	\$ -	100%	\$ 26,210.16
9.	78 REMOVE (E) 24" W CONCRETE CURB & GUTTER	39	LF	\$ 59.00	\$ 2,301.00	100%	0%	\$ -	100%	\$ 28,511.16
10.	52 REMOVE (E) CONCRETE WALKWAY & BASE	53	SF	\$ 66.00	\$ 3,502.24	100%	0%	\$ -	100%	\$ 32,013.40
MISC. SITE DEMO										
1.	MISC. SITE DEMO & PROTECTION WORK	1	LS	\$ 8,260.00	\$ 8,260.00	100%	0%	\$ -	100%	\$ 40,273.40
E-MOTORWORK, SITE PREPARATION (SITEWORK)										
A.										
1.	SITE CLEARING	17,500	SF	\$ 1.18	\$ 20,731.42	100%	0%	\$ -	100%	\$ 41,004.82
2.	ROUGH GRADING	17,500	SF	\$ 2.36	\$ 41,402.84	100%	0%	\$ -	100%	\$ 82,407.66
3.	RAW CUT - PER C.S. QUANTITY	30	CY	\$ 23.60	\$ 7,080.00	100%	0%	\$ -	100%	\$ 89,487.66
4.	FINE GRADING	14,547	SF	\$ 3.54	\$ 51,496.38	40%	0%	\$ -	40%	\$ 141,484.04
5.	BUILDING PAD COVER/CAVATION - WEST ADDITION	2,652	SF	\$ 23.60	\$ 62,587.20	100%	0%	\$ -	100%	\$ 204,071.24
6.	BUILDING PAD COVER/CAVATION - EXTENDED SLAB	221	SF	\$ 47.20	\$ 10,431.20	100%	0%	\$ -	100%	\$ 214,502.44
7.	SCAFFY & COMPACT US PAVING	9,903	SF	\$ 1.18	\$ 11,785.34	100%	0%	\$ -	100%	\$ 226,287.78
8.	EXPORT/HAUL DIRT/SURFLES + 12% SWELL VOLUME	105	CY	\$ 159.30	\$ 16,726.50	100%	0%	\$ -	100%	\$ 243,014.28
9.	GROUND CONTROL	17,500	SF	\$ 1.77	\$ 31,097.13	100%	0%	\$ -	100%	\$ 274,111.41
EXTERIOR IMPROVEMENTS (SITEWORK)										
SENIOR CENTER SITE										
A.										
1.	HARDSCAPE								0%	\$ -
2.	CONCRETE PAVING TYPE 1 + AGG. BASE	4,321	SF	\$ 29.50	\$ 127,469.50	0%	0%	\$ -	0%	\$ -
3.	CONCRETE PAVING TYPE 1 (COLORBID) + AGG. BASE	176	SF	\$ 35.40	\$ 6,230.40	0%	0%	\$ -	0%	\$ -
BRICK PAVING										
1.	JOIN CONCRETE	100	LF	\$ 11.80	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
2.	BRICK PAVING + SUBSTRATE + AGG. BASE	2,034	SF	\$ 47.20	\$ 96,004.80	2%	0%	\$ -	2%	\$ 2,000.00
3.	EXTRA FOR CONCRETE EDGE CURB AND JOINTS TO P.A.	200	LF	\$ 5.90	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
LANDSCAPE										
1.	SIBBLES + PLANTING SOIL + IRRIGATION	2,059	SF	\$ 54.20	\$ 111,607.80	0%	0%	\$ -	0%	\$ -
2.	GRASS + PLANTING SOIL + IRRIGATION	1,000	SF	\$ 11.40	\$ 11,400.00	0%	0%	\$ -	0%	\$ -
3.	TREE, 4" DBH	5	EA	\$ 2,643.20	\$ 13,216.00	0%	0%	\$ -	0%	\$ -
4.	TREE, 8" DBH	1	EA	\$ 1,385.32	\$ 1,385.32	0%	0%	\$ -	0%	\$ -
5.	RAISED PLANTERS, 4'W x 6' L + PLANTING SOIL	3	EA	\$ 3,121.00	\$ 9,363.00	0%	0%	\$ -	0%	\$ -
6.	90 DAY MAINTENANCE	1	LS	\$ 8,260.00	\$ 8,260.00	0%	0%	\$ -	0%	\$ -
SITE WALLS										
1.	12" W x 8" H CURVED BRICK SEAT WALL	140	LF	\$ 177.00	\$ 24,780.00	0%	0%	\$ -	0%	\$ -
2.	EXTRA FOR CONCRETE FOOTING	140	LF	\$ 118.00	\$ 16,520.00	0%	0%	\$ -	0%	\$ -
ORNAMENTAL STEEL FENCING & GATES										
1.	12" STEEL FENCE + PAINT	30	LF	\$ 731.60	\$ 21,948.00	0%	0%	\$ -	0%	\$ -
2.	STEEL AWNING GATE, 12' W x 12' H + PAINT	1	EA	\$ 7,584.00	\$ 7,584.00	0%	0%	\$ -	0%	\$ -
3.	STEEL AWNING GATE, 4' W x 12' H + PAINT	1	EA	\$ 7,717.20	\$ 7,717.20	0%	0%	\$ -	0%	\$ -
4.	STEEL AWNING GATE, 12' W x 12' H + PAINT	1	EA	\$ 15,717.60	\$ 15,717.60	0%	0%	\$ -	0%	\$ -
5.	CURVED STEEL AWNING GATE, 12' W x 12' H + PAINT	1	EA	\$ 19,611.60	\$ 19,611.60	0%	0%	\$ -	0%	\$ -
6.	CURVED STEEL AWNING GATE, 12' W x 12' H + PAINT	1	EA	\$ 19,611.60	\$ 19,611.60	0%	0%	\$ -	0%	\$ -
7.	STEEL SLIDING GATE, 10' W x 12' H + PAINT	1	EA	\$ 13,357.60	\$ 13,357.60	0%	0%	\$ -	0%	\$ -
EAST PARKING LOT										
1.	ASPHALT PAVING + AGG. BASE	2,385	SF	\$ 9.44	\$ 22,503.60	0%	0%	\$ -	0%	\$ -
2.	CONCRETE CURB	46	LF	\$ 118.00	\$ 5,428.00	0%	0%	\$ -	0%	\$ -
3.	24" CONCRETE CURB & GUTTER	99	LF	\$ 236.00	\$ 23,364.00	0%	0%	\$ -	0%	\$ -
4.	JOIN CONCRETE CURB	3	EA	\$ 11.80	\$ 35.40	0%	0%	\$ -	0%	\$ -
5.	JOIN ASPHALT PAVING	107	LF	\$ 11.80	\$ 1,262.60	0%	0%	\$ -	0%	\$ -
6.	SUBSIEVE SEAL (E) AC PAVING + ALLOWANCE	12,317	SF	\$ 1.18	\$ 14,534.16	0%	0%	\$ -	0%	\$ -
7.	SIBBLES + PLANTING SOIL + IRRIGATION	179	SF	\$ 54.20	\$ 9,711.80	0%	0%	\$ -	0%	\$ -
8.	PARKING STALL STRIPPING - ADA	2	EA	\$ 295.00	\$ 590.00	0%	0%	\$ -	0%	\$ -
9.	PARKING STALL STRIPPING - REG	34	EA	\$ 295.00	\$ 10,030.00	0%	0%	\$ -	0%	\$ -
10.	WALK-ABLE STRIPPING - CHURNION	700	SF	\$ 4.72	\$ 3,304.00	0%	0%	\$ -	0%	\$ -
11.	PAINT RED CURB	80	LF	\$ 11.80	\$ 944.00	0%	0%	\$ -	0%	\$ -
12.	CONCRETE WHEEL STOP	36	EA	\$ 472.00	\$ 16,992.00	0%	0%	\$ -	0%	\$ -
13.	ADA PARKING SIGNAGE - WALL MOUNT	2	EA	\$ 1,180.00	\$ 2,360.00	0%	0%	\$ -	0%	\$ -
14.	POLE SIGNAGE - PARKING ENTRY/EXIT	1	EA	\$ 1,180.00	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
NORTH PARKING LOT										
1.	CONCRETE PAD FOR ELECTRICAL EQUIPMENT	200	SF	\$ 35.40	\$ 7,080.00	0%	0%	\$ -	0%	\$ -
2.	CONCRETE CURB RAMP + AGG. BASE	53	SF	\$ 35.40	\$ 1,876.20	0%	0%	\$ -	0%	\$ -
3.	24" CONCRETE CURB & GUTTER	24	LF	\$ 236.00	\$ 5,664.00	0%	0%	\$ -	0%	\$ -
4.	JOIN CONCRETE PAVING	21	LF	\$ 11.80	\$ 247.80	0%	0%	\$ -	0%	\$ -
5.	JOIN CONCRETE CURB & GUTTER	6	EA	\$ 11.80	\$ 70.80	0%	0%	\$ -	0%	\$ -
6.	PARKING STALL STRIPPING - ADA	2	EA	\$ 295.00	\$ 590.00	0%	0%	\$ -	0%	\$ -

04.	PARKING STALL STRIPPING - EV CHARGING STATION	2	EA	\$	295.00	\$	590.00	0%	0%	\$	-	0%	\$
05.	PARKING STALL STRIPPING - BIC	24	EA	\$	295.00	\$	7,080.00	0%	0%	\$	-	0%	\$
06.	WALK-WALK STRIPPING - CHURCH	30	SP	\$	4.72	\$	424.80	0%	0%	\$	-	0%	\$
07.	PAINT RED CURB	39	LF	\$	11.80	\$	1,180.20	0%	0%	\$	-	0%	\$
08.	TRUNCATED DOME	12	SP	\$	59.00	\$	708.00	0%	0%	\$	-	0%	\$
09.	CONCRETE WHEEL STOP	24	EA	\$	472.00	\$	11,328.00	0%	0%	\$	-	0%	\$
10.	ADA PARKING POLE SIGNAGE	2	EA	\$	1,180.00	\$	2,360.00	0%	0%	\$	-	0%	\$
11.	FENCE GATE FOR ELECTRICAL EQUIPMENT	02	LF	\$	472.00	\$	29,364.00	0%	0%	\$	-	0%	\$
02. SIGNAGE													
12.	STREET ADDRESS IDENTIFICATION SIGN	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$
03. MISCELLANEOUS													
13.	MISC SITE IMPROVEMENTS SIGNAGE ALLOWANCE	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$
04. UTILITIES (OTR WORK)													
04. STORM DRAINS													
14.	4" AREA DRAIN	2	EA	\$	1,475.00	\$	2,950.00	100%	0%	\$	-	100%	\$ 2,950.00
15.	SM 10 PIPE - ASSUME 4"	108	LF	\$	94.40	\$	10,195.20	100%	0%	\$	-	100%	\$ 10,195.20
16.	POC TO EXISTING - ON SITE	1	EA	\$	1,180.00	\$	1,180.00	100%	0%	\$	-	100%	\$ 1,180.00
17.	POTHOLES DOMESTIC WATER	1	EA	\$	590.00	\$	590.00	100%	0%	\$	-	100%	\$ 590.00
18.	3" DOMESTIC WATER METER	1	EA	\$	1,180.00	\$	1,180.00	100%	0%	\$	-	100%	\$ 1,180.00
19.	3" RPPF ASSEMBLY	1	EA	\$	295.00	\$	295.00	100%	0%	\$	-	100%	\$ 295.00
20.	3" SCH 80 PVC PIPE	525	LF	\$	94.40	\$	49,550.00	100%	0%	\$	-	100%	\$ 49,550.00
21.	BUILDING PVC	1	EA	\$	1,180.00	\$	1,180.00	100%	0%	\$	-	100%	\$ 1,180.00
22.	POC TO EXISTING - STREET	1	EA	\$	11,800.00	\$	11,800.00	100%	0%	\$	-	100%	\$ 11,800.00
23.	VALVES & SPECIALTIES	1	LS	\$	1,180.00	\$	1,180.00	100%	0%	\$	-	100%	\$ 1,180.00
24.	THRUST BLOCK	6	EA	\$	590.00	\$	3,540.00	100%	0%	\$	-	100%	\$ 3,540.00
25.	POTHOLES	1	EA	\$	590.00	\$	590.00	100%	0%	\$	-	100%	\$ 590.00
26.	CUT & PATCH (S) ASPHALT PAVING	405	LF	\$	70.80	\$	28,674.00	100%	0%	\$	-	100%	\$ 28,674.00
27.	CUT & PATCH (S) CONCRETE PAVING	120	LF	\$	118.00	\$	14,160.00	100%	0%	\$	-	100%	\$ 14,160.00
28.	TRAFFIC CONTROL	3	DAY	\$	2,950.00	\$	8,850.00	100%	0%	\$	-	100%	\$ 8,850.00
05. FIRE WATER													
29.	4" FIRE WATER METER	1	EA	\$	2,950.00	\$	2,950.00	100%	0%	\$	-	100%	\$ 2,950.00
30.	4" IDCV ASSEMBLY	1	EA	\$	8,850.00	\$	8,850.00	100%	0%	\$	-	100%	\$ 8,850.00
31.	FD 1 EA	1	EA	\$	17,700.00	\$	17,700.00	100%	0%	\$	-	100%	\$ 17,700.00
32.	4" CWP PVC PIPE	528	LF	\$	177.00	\$	93,816.00	100%	0%	\$	-	100%	\$ 93,816.00
33.	BUILDING PVC	1	EA	\$	5,900.00	\$	5,900.00	100%	0%	\$	-	100%	\$ 5,900.00
34.	POC TO EXISTING - STREET	1	EA	\$	17,700.00	\$	17,700.00	100%	0%	\$	-	100%	\$ 17,700.00
35.	VALVES & SPECIALTIES	1	LS	\$	1,180.00	\$	1,180.00	100%	0%	\$	-	100%	\$ 1,180.00
36.	THRUST BLOCK	6	EA	\$	590.00	\$	3,540.00	100%	0%	\$	-	100%	\$ 3,540.00
37.	POTHOLES	1	EA	\$	590.00	\$	590.00	100%	0%	\$	-	100%	\$ 590.00
38.	CUT & PATCH (S) ASPHALT PAVING	405	LF	\$	70.80	\$	28,674.00	100%	0%	\$	-	100%	\$ 28,674.00
39.	CUT & PATCH (S) CONCRETE PAVING	120	LF	\$	118.00	\$	14,160.00	100%	0%	\$	-	100%	\$ 14,160.00
40.	TRAFFIC CONTROL	3	DAY	\$	2,950.00	\$	8,850.00	100%	0%	\$	-	100%	\$ 8,850.00
06. SANITARY SEWER													
41.	4" SM 10 PIPE	95	LF	\$	94.40	\$	8,968.00	100%	0%	\$	-	100%	\$ 8,968.00
42.	4" SM 10 PIPE	25	LF	\$	141.60	\$	3,540.00	100%	0%	\$	-	100%	\$ 3,540.00
43.	BUILDING PVC	2	EA	\$	1,180.00	\$	2,360.00	100%	0%	\$	-	100%	\$ 2,360.00
44.	ALLOWANCE FOR SEWER CLEANOUT	2	EA	\$	1,180.00	\$	2,360.00	100%	0%	\$	-	100%	\$ 2,360.00
45.	SITE POC (TO EXISTING 4" VCP)	2	EA	\$	2,950.00	\$	5,900.00	100%	0%	\$	-	100%	\$ 5,900.00
46.	POTHOLES	1	EA	\$	590.00	\$	590.00	100%	0%	\$	-	100%	\$ 590.00
47.	CUT & PATCH (S) CONCRETE PAVING	120	LF	\$	118.00	\$	13,776.00	100%	0%	\$	-	100%	\$ 13,776.00
07. NATURAL GAS													
48.	SEMI- SHUT-OFF VALVE TO (S) INCOMING GAS	1	EA	\$	5,900.00	\$	5,900.00	100%	0%	\$	-	100%	\$ 5,900.00
08. PRIMARY & SECONDARY POWER SERVICE													
49.	PRIMARY POWER SERVICE CONDUIT (S) - 4" PVC CONDUIT - DUCTBANK	300	LF	\$	177.00	\$	53,100.00	55%	0%	\$	-	55%	\$ 29,205.00
50.	UTILITY TRANSFORMER PAD	1	EA	\$	11,800.00	\$	11,800.00	60%	0%	\$	-	60%	\$ 7,080.00
51.	SECONDARY POWER FEEDER, BKA/UP - DUCTBANK	50	LF	\$	82.60	\$	4,130.00	24%	0%	\$	-	24%	\$ 1,000.00
52.	MAIN SWITCHBOARD, BKA-277/480V-3PH-4W, NEMA-1 - CONCRETE PAD	1	EA	\$	11,800.00	\$	11,800.00	34%	0%	\$	-	34%	\$ 4,000.00
53.	TRANSFORMER GROUNDING GRID	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$ -
54.	PROTECTIVE ROLLERS - ALLOWANCE	30	EA	\$	1,770.00	\$	17,700.00	40%	0%	\$	-	40%	\$ 7,080.00
55.	CUT & PATCH (S) CONCRETE PAVING	21	LF	\$	118.00	\$	2,478.00	37%	0%	\$	-	37%	\$ 1,000.00
09. ELECTRIC VEHICLE CHARGING STATION													
56.	DUAL CORD EV CHARGER + PAD	2	EA	\$	7,670.00	\$	15,340.00	24%	0%	\$	-	24%	\$ 4,000.00
57.	UG CIRCUIT - ASSUME 40A	85	LF	\$	88.50	\$	7,522.50	20%	0%	\$	-	20%	\$ 1,500.00
58.	DUCTBANK	55	LF	\$	147.50	\$	8,112.50	18%	0%	\$	-	18%	\$ 1,000.00
59.	ROLL-UP HOISTING	4	EA	\$	1,770.00	\$	7,080.00	21%	0%	\$	-	21%	\$ 1,000.00
60.	CUT & PATCH (S) CONCRETE PAVING	40	LF	\$	118.00	\$	5,320.00	28%	0%	\$	-	28%	\$ 1,500.00
10. SITE LIGHTING													
61.	ALLOWANCE FOR SITE LIGHTING - TYPE 15 DISC POLE LIGHT + FOOTING, COMPLETE W/ CIRCUITS	5	EA	\$	8,360.00	\$	41,800.00	21%	0%	\$	-	21%	\$ 8,600.00
62.	REMOVE (S) EAST PARKING POLE LIGHT & RELocate - NEW FOOTING & EXTENDING CIRCUIT, COMPLETE	1	EA	\$	5,900.00	\$	5,900.00	25%	0%	\$	-	25%	\$ 1,500.00
11. MISCELLANEOUS													
63.	MISC. SITE UTILITY SYSTEMING	1	LS	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$ -
EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)													
SELECTIVE BUILDING DEMOLITION (BUILDING INCLOSURE)													
64.	REMOVE (S) EXT. DOORFRAME, PER LEAF	6	EA	\$	295.00	\$	1,770.00	100%	0%	\$	-	100%	\$ 1,770.00
65.	REMOVE (S) EXT. WINDOWS	148	SP	\$	11.80	\$	1,746.40	100%	0%	\$	-	100%	\$ 1,746.40
66.	REMOVE (S) EXT. TINED STOREFRONT	208	SP	\$	11.80	\$	3,086.40	100%	0%	\$	-	100%	\$ 3,086.40
67.	ENLARGE (S) FW + (S) EXT. WINDOW OPENING TO CREATE A NEW FW + (S) WINDOW OPENING, SAWCUT/REMOVE PORTION OF EXT. WALL, COMPLETE	4	EA	\$	1,180.00	\$	4,720.00	100%	0%	\$	-	100%	\$ 4,720.00
68.	ENLARGE (S) FW + (S) EXT. WINDOW OPENING TO CREATE A NEW FW + (S) WINDOW OPENING, SAWCUT/REMOVE PORTION OF EXT. WALL, COMPLETE	2	EA	\$	1,180.00	\$	2,360.00	100%	0%	\$	-	100%	\$ 2,360.00
69.	SAWCUT/REMOVE PORTION OF (S) EXT. WALL TO CREATE A NEW FW + (S) WINDOW OPENING	1	EA	\$	2,950.00	\$	2,950.00	100%	0%	\$	-	100%	\$ 2,950.00
70.	SAWCUT/REMOVE A 2PW + 220H PORTION OF (S) EXT. WALL FOR NEW SINGLE DOOR OPENING	2	EA	\$	2,950.00	\$	5,900.00	100%	0%	\$	-	100%	\$ 5,900.00
71.	SAWCUT/REMOVE A 2PW + 220H PORTION OF (S) EXT. WALL FOR NEW SINGLE DOOR OPENING	1	EA	\$	2,950.00	\$	2,950.00	100%	0%	\$	-	100%	\$ 2,950.00
72.	REMOVE (S) EXT. WALL - CMBS PLASTER/LATH, SHEATHING, WOOD STUDS/CHANGING, COMPLETE	1,810	SP	\$	5.90	\$	10,726.20	100%	0%	\$	-	100%	\$ 10,726.20
73.	REMOVE (S) ROOF MATERIAL & ALL ASSOCIATED COMPONENTS DOWN TO SHEATHING, COMPLETE	9,082	SP	\$	5.90	\$	53,111.80	100%	0%	\$	-	100%	\$ 53,111.80
74.	REMOVE (S) PARAPET CAP	275	LF	\$	11.80	\$	3,245.00	100%	0%	\$	-	100%	\$ 3,245.00
75.	REMOVE (S) ROOF EQUIPMENT PAD	207	SP	\$	11.80	\$	3,056.60	100%	0%	\$	-	100%	\$ 3,056.60
76.	SAWCUT (S) ROOF FRAMES & SHEATHING	96	LF	\$	23.60	\$	2,265.60	100%	0%	\$	-	100%	\$ 2,265.60
77.	REMOVE (S) ROOF FRAMES & SHEATHING, COMPLETE	6,430	SP	\$	5.90	\$	38,137.00	100%	0%	\$	-	100%	\$ 38,137.00
78.	EXTRA FOR SHORING @ EDGES OF (S) ROOF FRAMING	139	LF	\$	35.40	\$	4,902.60	100%	0%	\$	-	100%	\$ 4,902.60
79.	REMOVE (S) PIPE COLUMNS & ROOF ROOF STRUCTURE	3	EA	\$	295.00	\$	885.00	100%	0%	\$	-	100%	\$ 885.00
80.	REMOVE (S) INT. DOORFRAME, PER LEAF	92	EA	\$	236.00	\$	21,692.00	100%	0%	\$	-	100%	\$ 21,692.00
81.	REMOVE (S) INT. TURNING WALL, COMPLETE	70	SP	\$	11.80	\$	826.00	100%	0%	\$	-	100%	\$ 826.00
82.	REMOVE (S) INT. WALL, SINGLE STUD, COMPLETE	3,012	SP	\$	5.90	\$	17,770.80	100%	0%	\$	-	100%	\$ 17,770.80
83.	REMOVE (S) INT. WALL, DOUBLE STUD, COMPLETE	910	SP	\$	5.90	\$	5,369.00	100%	0%	\$	-	100%	\$ 5,369.00
84.	SAWCUT/REMOVE A 2PW + 220H PORTION OF (S) INT. WALL FOR NEW DUAL DOOR OPENING	1	EA	\$	2,950.00	\$	2,950.00	100%	0%	\$	-	100%	\$ 2,950.00
85.	REMOVE (S) WALL TILE	80	LF	\$	47.20	\$	4,016.00	100%	0%	\$	-	100%	\$ 4,016.00
86.	REMOVE (S) STAGE FLOORING & FRAMES, COMPLETE	208	SP	\$	11.80	\$	2,454.40	100%	0%	\$	-	100%	\$ 2,454.40
87.	REMOVE (S) CERAMIC FLOOR TILE & BASE, COMPLETE	272	SP	\$	5.90	\$	1,604.80	100%	0%	\$	-	100%	\$ 1,604.80
88.	REMOVE (S) FLOOR FINISHES & WALL BASES OTHER THAN FLOOR TILE & STAGE FLOORING	6,052	SP	\$	5.90	\$	35,706.80	100%	0%	\$	-	100%	\$ 35,706.80
89.	REMOVE (S) CEILING FINISHES & FRAMES, COMPLETE	6,010	SP	\$	3.54	\$	21,275.40	100%	0%	\$	-	100%	\$ 21,275.40
90.	REMOVE (S) CONCRETE CURB	111	LF	\$	23.60	\$	2,619.60	100%	0%	\$	-	100%	\$ 2,619.60

404k	SANICUT (S) SLAB-ON-GRADE	404	LF	\$	11.80	\$	5,711.20	100%	0%	\$	-	100%	\$	5,711.20
404a	REMOVE (S) SLAB & BASE - PER REDUCED FLOOR	37	SF	\$	11.80	\$	436.60	100%	0%	\$	-	100%	\$	436.60
404b	REMOVE (S) SLAB & BASE - PER NEW EAST COURTYARD, ELEVATOR PIT, & NEW FOUNDATIONS	1,780	SF	\$	11.80	\$	20,904.00	100%	0%	\$	-	100%	\$	20,904.00
404c	REMOVE (S) FIRE SPRINKLER SYSTEM	8,000	GSF	\$	1.18	\$	10,148.00	100%	0%	\$	-	100%	\$	10,148.00
404d	PROTECT (S) KITCHEN EQUIPMENT	342	SF	\$	3.54	\$	1,210.68	100%	0%	\$	-	100%	\$	1,210.68
404e	PROTECT (S) INT. DOORFRAME, FOR LEAF	2	EA	\$	118.00	\$	236.00	100%	0%	\$	-	100%	\$	236.00
404f	PROTECT (S) 3' x 4' EXT. WINDOW	1	EA	\$	118.00	\$	118.00	100%	0%	\$	-	100%	\$	118.00
404g	PROTECT (S) PIPE COLUMNS	3	EA	\$	118.00	\$	354.00	100%	0%	\$	-	100%	\$	354.00
404h	MISC. SELECTIVE DEMO & PROTECTION WORK	8,000	GSF	\$	0.30	\$	2,337.00	100%	0%	\$	-	100%	\$	2,337.00
PLUMBING DEMOLITION														
4	REMOVE (S) KITCHEN PLUMBING FIXTURES (SINKS) & FIXTURES @ EXISTING MEN & WOMEN RESTROOMS & ALL ASSOCIATED PIPING, COMPLETE	272	SF	\$	17.70	\$	4,814.40	100%	0%	\$	-	100%	\$	4,814.40
HVAC DEMOLITION														
4	REMOVE (S) AC ROOFTOP UNIT, COMPLETE	4	EA	\$	560.50	\$	2,242.00	100%	0%	\$	-	100%	\$	2,242.00
4	REMOVE (S) ROOF EXHAUST FAN	2	EA	\$	354.00	\$	708.00	100%	0%	\$	-	100%	\$	708.00
4	REMOVE (S) DUCTWORK, DIFFUSERS/CURLES, & ALL RELATED COMPONENTS, COMPLETE	8,000	GSF	\$	0.55	\$	4,720.00	100%	0%	\$	-	100%	\$	4,720.00
4	REMOVE (S) EQUIPMENT CONTROLS	6	EA	\$	236.00	\$	1,416.00	100%	0%	\$	-	100%	\$	1,416.00
ELECTRICAL DEMOLITION														
4	MISC. HVAC DEMO & PROTECTION WORK	8,000	GSF	\$	0.24	\$	2,020.40	100%	0%	\$	-	100%	\$	2,020.40
4	REMOVE (S) ELECTRICAL EQUIPMENT & PANELS EXCLUDING PANEL "C", PANEL "C", & 308A, T-2	8,000	GSF	\$	1.18	\$	10,148.00	100%	0%	\$	-	100%	\$	10,148.00
4	POSDEMO (S) PANEL "C" FEEDER	108	LF	\$	20.50	\$	2,256.00	100%	0%	\$	-	100%	\$	2,256.00
4	POSDEMO (S) HVAC EQUIPMENT FEEDER	6	EA	\$	590.00	\$	3,540.00	100%	0%	\$	-	100%	\$	3,540.00
4	REMOVE (S) BRANCH POWER SYSTEM	8,000	GSF	\$	1.18	\$	10,148.00	100%	0%	\$	-	100%	\$	10,148.00
4	REMOVE (S) LIGHTING SYSTEM	8,000	GSF	\$	1.18	\$	10,148.00	100%	0%	\$	-	100%	\$	10,148.00
4	REMOVE (S) COMMUNICATIONS SYSTEM	8,000	GSF	\$	0.55	\$	4,720.00	100%	0%	\$	-	100%	\$	4,720.00
4	REMOVE (S) FIRE ALARM SYSTEM	8,000	GSF	\$	0.30	\$	2,337.00	100%	0%	\$	-	100%	\$	2,337.00
4	REMOVE (S) SECURITY SYSTEM	8,000	GSF	\$	0.30	\$	2,337.00	100%	0%	\$	-	100%	\$	2,337.00
CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)														
FOUNDATION														
4	INCLUDED PER SEPARATE ADDITION	0	0	\$	-	0	0%	0%	\$	-	0%			
ELEVATOR PIT														
4	BULK EXCAVATION	47	CY	\$	376.50	\$	17,609.50	100%	0%	\$	-	100%	\$	17,609.50
4	WALL FOOTING	5	CY	\$	1,180.00	\$	5,900.00	100%	0%	\$	-	100%	\$	5,900.00
4	8" CONCRETE RETAINING WALL	210	SF	\$	295.00	\$	61,950.00	100%	0%	\$	-	100%	\$	61,950.00
4	12" CONCRETE SLAB - V.B. - AB	106	SF	\$	44.84	\$	4,753.04	100%	0%	\$	-	100%	\$	4,753.04
4	EXTRA FOR SLAB PIT + PUMPPIPING, COMPLETE	1	EA	\$	5,900.00	\$	5,900.00	100%	0%	\$	-	100%	\$	5,900.00
4	WATERPROOFING	320	SF	\$	324.50	\$	103,780.00	100%	0%	\$	-	100%	\$	103,780.00
4	BACKFILL & COMPACT	30	CY	\$	236.00	\$	4,720.00	100%	0%	\$	-	100%	\$	4,720.00
4	BULK EXPORT SURPLUS + 15% DRYELL VOLUME	31	CY	\$	70.00	\$	2,194.00	100%	0%	\$	-	100%	\$	2,194.00
4	TEMP. SHEDDING, 6'X12' - REMOVAL			\$	-	\$	-	100%	0%	\$	-	100%	\$	-
SLAB-ON-GRADE CURB & STIFF														
4	REPLACE SLAB-ON-GRADE - V.B. AB, 5'x4'	1,210	SF	\$	35.40	\$	43,046.40	100%	0%	\$	-	100%	\$	43,046.40
4	EXTENDED SLAB-ON-GRADE - V.B. AB, 5'x4'	221	SF	\$	35.40	\$	7,823.40	100%	0%	\$	-	100%	\$	7,823.40
4	REPAIR PATCH (S) SLAB-ON-GRADE - @ RESTROOM	272	SF	\$	47.20	\$	12,838.40	100%	0%	\$	-	100%	\$	12,838.40
4	THICKENED SLAB OVER FOOTING	11	CY	\$	590.00	\$	6,490.00	100%	0%	\$	-	100%	\$	6,490.00
4	THICKENED SLAB EDGE	1	CY	\$	590.00	\$	590.00	100%	0%	\$	-	100%	\$	590.00
4	JOIN SLAB TO EXISTING	545	LF	\$	35.40	\$	19,293.00	100%	0%	\$	-	100%	\$	19,293.00
4	CONCRETE CURB, 4" x 8" x 4" H	105	LF	\$	35.40	\$	5,841.00	100%	0%	\$	-	100%	\$	5,841.00
4	CONCRETE CURB, 12" W x 4" H	37	LF	\$	42.40	\$	1,568.80	100%	0%	\$	-	100%	\$	1,568.80
4	CONCRETE CMU STARTER, 8" W x 8" H	85	LF	\$	35.40	\$	3,009.00	100%	0%	\$	-	100%	\$	3,009.00
4	CONCRETE CMU STARTER, 12" W x 10" H	35	LF	\$	35.40	\$	1,239.00	100%	0%	\$	-	100%	\$	1,239.00
MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)														
EXTERIOR CMU WALL														
4	8" BURNISHED FACE CMU WALL	518	SF	\$	77.80	\$	40,417.20	100%	0%	\$	-	100%	\$	40,417.20
INTERIOR CMU WALL														
4	8" CMU WALL - PARTITION/LOAD BEARING	877	SF	\$	66.14	\$	58,316.78	100%	0%	\$	-	100%	\$	58,316.78
4	12" CMU WALL - PARTITION/LOAD BEARING	201	SF	\$	95.58	\$	27,811.78	100%	0%	\$	-	100%	\$	27,811.78
4	12" CMU WALL - ELEVATOR SHAFT	714	SF	\$	95.58	\$	68,244.12	100%	0%	\$	-	100%	\$	68,244.12
METALS (EXISTING BUILDING RENOVATION + EXTENSION)														
PERFORATED METAL PANEL SYSTEM														
4	PERFORATED METAL PANEL, O PLASTER WALL	268	SF	\$	265.50	\$	71,174.00	60%	0%	\$	-	60%	\$	38,000.40
4	PERFORATED METAL PANEL, O GLAZING	404	SF	\$	265.50	\$	131,172.00	56%	0%	\$	-	56%	\$	73,000.00
MISC. METALS														
4	ELEVATOR PIT LADDER - PAINT	1	EA	\$	4,720.00	\$	4,720.00	8%	0%	\$	-	8%	\$	393.33
4	ACCESS LADDER TO MECH. WELL - 10' H	1	EA	\$	3,540.00	\$	3,540.00	11%	0%	\$	-	11%	\$	393.33
4	WALL BRACKING SUPPORT FOR TV MONITOR	5	EA	\$	590.00	\$	3,450.00	11%	0%	\$	-	11%	\$	393.33
4	MISC. METALS ALLOWANCE	8,400	GSF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)														
FINISH CARPENTRY														
4	24" PLUMB BASE CABINET W/ SOLID SURFACE TOP & 4" BACKPLASH	48	LF	\$	1,180.00	\$	56,640.00	3%	0%	\$	-	3%	\$	1,699.20
4	32" WALL-MOUNTED COMPUTER COUNTER	34	LF	\$	590.00	\$	20,060.00	3%	0%	\$	-	3%	\$	601.80
4	27" W PASS-THRU COUNTER	10	LF	\$	590.00	\$	5,900.00	3%	0%	\$	-	3%	\$	177.00
4	14" W WALL-MOUNTED COUNTER - 4" BACKPLASH	9	LF	\$	590.00	\$	5,310.00	3%	0%	\$	-	3%	\$	159.30
4	12" W x 24" CASEWORK W/ (8) UPPER SHELVES	8	LF	\$	590.00	\$	4,720.00	3%	0%	\$	-	3%	\$	141.60
4	12" W x 24" CASEWORK W/ (4) UPPER SHELVES	8	LF	\$	590.00	\$	4,720.00	3%	0%	\$	-	3%	\$	141.60
4	12" W x 24" CASEWORK W/ (2) UPPER SHELVES	12	LF	\$	590.00	\$	7,080.00	3%	0%	\$	-	3%	\$	212.40
4	8" W x 24" CASEWORK	8	LF	\$	590.00	\$	4,720.00	3%	0%	\$	-	3%	\$	141.60
4	20" W x 10" BUILT-UP MEAT WALL CUSTOM LOBBY COUNTER	17	LF	\$	885.00	\$	15,045.00	3%	0%	\$	-	3%	\$	451.35
4	COUNTERTOP, CUSTOM 1/2" CURVED LOW WALL - 3" 5" METAL STYL W/ WOOD VENEER	22	SF	\$	1,770.00	\$	38,940.00	3%	0%	\$	-	3%	\$	1,188.30
4	CNB BOTH SIDES - CAP 24" PLUM UPPER CABINET	5	LF	\$	590.00	\$	3,540.00	3%	0%	\$	-	3%	\$	105.90
4	MISC. FINISH CARPENTRY ALLOWANCE	8,400	GSF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
ROUGH CARPENTRY														
4	EXT. WOOD STUD, 2" x 12" - 10' L	82	SF	\$	47.20	\$	3,870.40	58%	0%	\$	-	58%	\$	2,258.56
4	WOOD FRAMING TO NEW DOOR & WINDOW OPENINGS	240	LF	\$	177.00	\$	42,360.00	79%	0%	\$	-	79%	\$	30,355.50
4	WOOD POST, 8" x 8"	279	LF	\$	354.00	\$	98,966.00	79%	0%	\$	-	79%	\$	76,927.24
4	PLYWOOD SHEATHING	82	SF	\$	11.80	\$	967.60	67%	0%	\$	-	67%	\$	648.29
4	ROOF BEAM, 4" x 12"	92	LF	\$	590.00	\$	54,280.00	75%	0%	\$	-	75%	\$	40,935.00
4	POST HOLD-DOWN	17	EA	\$	295.00	\$	5,015.00	64%	0%	\$	-	64%	\$	3,209.90
4	WOOD FRAMING TO PORTION OF LOW ROOF @ NORTH - 12" ROOF PL. WOOD SHEATHING	86	SF	\$	47.20	\$	4,059.20	64%	0%	\$	-	64%	\$	2,679.07
4	3" CD APA-RATED ROOF SHEATHING @ SLOPE - 2X WOOD FRAMING/RAILS	688	SF	\$	17.70	\$	12,177.60	64%	0%	\$	-	64%	\$	8,097.22
4	PROP (S) ROOF PLYWOOD SHEATHING FOR NEW ROOFING MATERIAL INSTALLATION	8,314	SF	\$	0.30	\$	2,494.20	64%	0%	\$	-	64%	\$	1,618.74
4	ALLOWANCE FOR 3% ROOF SHEATHING REPLACEMENT	416	SF	\$	11.80	\$	4,908.80	64%	0%	\$	-	64%	\$	3,139.84
4	MISC. ROUGH CARPENTRY ALLOWANCE (Shoals, cables, etc., misc. hardware, etc., etc.)	8,400	GSF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
THERMAL & MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)														
ROOFING														
4	SINGLE-PLY ROOFING MEMBRANE - LOW ROOF	8,236	SF	\$	11.50	\$	94,614.00	10%	0%	\$	-	10%	\$	10,000.00
4	SINGLE-PLY ROOFING MEMBRANE - MECH. WELL	802	SF	\$	11.50	\$	9,223.00	0%	0%	\$	-	0%	\$	-
4	ROOF BOARD	9,088	SF	\$	0.51	\$	8,235.36	0%	0%	\$	-	0%	\$	-
4	2" & 4" RIGID INSULATION	9,088	SF	\$	1.82	\$	16,519.76	0%	0%	\$	-	0%	\$	-
4	VAPOR BARRIER	9,088	SF	\$	1.14	\$	10,460.32	0%	0%	\$	-	0%	\$	-
4	PARABET CAPPING	176	LF	\$	118.00	\$	20,768.00	0%	0%	\$	-	0%	\$	-
4	ROOF EDGE FLASHING	176	LF	\$	10.86	\$	1,909.36	0%	0%	\$	-	0%	\$	-
4	WALL TO ROOF FLASHING - BULLET	402	LF	\$	58.00	\$	23,316.00	0%	0%	\$	-	0%	\$	-
MISCELLANEOUS														

1		MISC. CARLING & SEALANTS ALLOWANCE	5,400	CSF	\$	-	0	0%	0%	\$	-	0%	\$	
2		MISC. FINISHING ALLOWANCE	5,400	CSF	\$	-	0	0%	0%	\$	-	0%	\$	
OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)														
EXTERIOR DOORS + R/W														
1		ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'0" W x 8'	1	PR	\$	3,427.90	\$	3,427.90	100%	0%	\$	-	100%	\$ 3,427.90
2		ALUM-GLASS DOOR/ALUM FRAME, (2) - 7'0" x 8'	1	PR	\$	3,427.90	\$	3,427.90	100%	0%	\$	-	100%	\$ 3,427.90
3		ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'0" W x 8'	1	PR	\$	3,427.90	\$	3,427.90	100%	0%	\$	-	100%	\$ 3,427.90
4		ALUM-GLASS DOOR/ALUM FRAME, 2'7" W x 8'	1	EA	\$	3,427.90	\$	3,427.90	100%	0%	\$	-	100%	\$ 3,427.90
5		HM DOOR/WM FRAME, (2) - 7'0" x 7'	1	PR	\$	9,440.00	\$	9,440.00	36%	64%	\$	6,062.50	100%	\$ 9,440.00
6		HM DOOR/WM FRAME, 7'0" x 8'	3	EA	\$	4,720.00	\$	14,160.00	24%	9%	\$	1,247.50	93%	\$ 4,685.00
7		EXTRA FOR PANE HARDWARE	5	EA	\$	2,360.00	\$	11,800.00	58%	0%	\$	-	58%	\$ 6,875.00
8		PAINT TO HM DOOR/FRAME, PER LEAF EXTERIOR	3	EA	\$	188.80	\$	566.40	0%	0%	\$	-	0%	\$ -
WINDOWS														
1		STOREFRONT CURTAIN WALL SYSTEM	3,040	MF	\$	29.50	\$	116,466.00	7%	0%	\$	-	7%	\$ 8,500.00
2		EXTRA FOR OPERABLE JANNING PANEL, 7'0" x 8'	1	EA	\$	1,155.22	\$	1,155.22	0%	0%	\$	-	0%	\$ -
3		EXTRA FOR OPERABLE JANNING PANEL, 4'0" x 7'	11	EA	\$	1,384.14	\$	15,225.54	3%	0%	\$	-	3%	\$ 500.00
4		TRANSOM, 4'0" W x 7'0" INTERIOR	1	EA	\$	679.68	\$	679.68	0%	0%	\$	-	0%	\$ -
5		FRITTED GLASS	202	MF	\$	332.76	\$	93,830.32	9%	0%	\$	-	9%	\$ 8,500.00
DOORS + R/W														
1		ALUM-GLASS DOOR/ALUM FRAME, (2) - 7'0" x 8'	1	PR	\$	3,427.90	\$	3,427.90	60%	0%	\$	-	60%	\$ 2,056.14
2		SLIDING ALUM-GLASS DOOR/ALUM FRAME, 7'0" x 8' 7'	1	EA	\$	3,744.14	\$	3,744.14	60%	0%	\$	-	60%	\$ 2,246.48
3		HM DOOR/WM FRAME, (2) - 7'0" x 8'	2	PR	\$	9,440.00	\$	18,880.00	62%	20%	\$	1,000.00	80%	\$ 16,717.92
4		HM DOOR/WM FRAME, 7'0" x 8'	3	EA	\$	4,720.00	\$	17,760.00	59%	17%	\$	1,000.00	72%	\$ 27,456.36
5		SC WD-GLASS DOOR/WM FRAME, 7'0" x 8'	3	EA	\$	4,720.00	\$	14,160.00	60%	0%	\$	-	60%	\$ 8,496.00
6		SC WD DOOR/WM FRAME, 7'0" x 8'	3	EA	\$	4,720.00	\$	14,160.00	60%	0%	\$	-	60%	\$ 8,496.00
7		EXTRA FOR PANE HARDWARE	7	EA	\$	2,360.00	\$	4,720.00	60%	0%	\$	-	60%	\$ 2,832.00
8		PAINT TO DOOR/FRAME, PER LEAF	31	EA	\$	188.80	\$	2,832.00	60%	0%	\$	-	60%	\$ 1,699.20
9		PAINT TO FRAME, PER LEAF INTERIOR	3	EA	\$	188.80	\$	566.40	0%	0%	\$	-	0%	\$ -
WINDOWS														
1		ALUM FRAMED STOREFRONT	373	MF	\$	29.50	\$	16,903.50	15%	0%	\$	-	15%	\$ 2,500.00
FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)														
EXTERIOR WALLS														
1		CEMENT PLASTER + LATH + B. - SMOOTH FINISH	994	MF	\$	47.20	\$	46,444.80	0%	0%	\$	-	0%	\$ -
2		CEMENT PLASTER + LATH + B. - RIBBED FINISH	200	MF	\$	47.20	\$	9,440.00	0%	0%	\$	-	0%	\$ -
3		2" RIGID INSULATION	1,084	MF	\$	5.90	\$	6,395.60	0%	0%	\$	-	0%	\$ -
4		GLASSMAY SHEATHING	1,802	MF	\$	4.72	\$	5,201.44	0%	0%	\$	-	0%	\$ -
5		PAINT TO CEMENT PLASTER	1,084	MF	\$	4.13	\$	4,489.52	0%	0%	\$	-	0%	\$ -
6		PATCH PAINT TO (5) PLASTER WALL	5,964	MF	\$	4.13	\$	24,634.32	0%	0%	\$	-	0%	\$ -
7		6" x 20 GA. METAL STUD WALL	1,302	MF	\$	23.60	\$	30,807.20	0%	0%	\$	-	0%	\$ -
8		6" x 20 GA. METAL STUD/SPILL	82	MF	\$	23.60	\$	1,935.20	0%	0%	\$	-	0%	\$ -
9		6" x 20 GA. METAL STUD FURRING - INT. OF EXT. C.W.	525	MF	\$	23.60	\$	12,244.40	0%	0%	\$	-	0%	\$ -
10		50' CWB + PAINT - INT. OF EXT.	1,702	MF	\$	14.16	\$	24,100.32	0%	0%	\$	-	0%	\$ -
11		PATCH PAINT TO (5) INT. OF EXT. WALL	3,338	MF	\$	2.36	\$	7,786.80	0%	0%	\$	-	0%	\$ -
12		BATT INSULATION	1,702	MF	\$	1.18	\$	2,008.36	0%	0%	\$	-	0%	\$ -
INTERIOR WALLS														
1		70' FURRING CHANNEL	1,405	MF	\$	23.60	\$	33,146.00	0%	0%	\$	-	0%	\$ -
2		3.50" x 20 GA. FURRING METAL STUD	20	MF	\$	23.60	\$	472.00	0%	0%	\$	-	0%	\$ -
3		6" x 20 GA. FURRING METAL STUD	94	MF	\$	23.60	\$	2,218.40	0%	0%	\$	-	0%	\$ -
4		3.50" x 20 GA. METAL STUD - LOW WALL	80	MF	\$	23.60	\$	1,888.00	0%	0%	\$	-	0%	\$ -
5		3.50" x 20 GA. METAL STUD WALL	1,380	MF	\$	23.60	\$	27,840.00	0%	0%	\$	-	0%	\$ -
6		6" x 20 GA. METAL STUD/SPILL	24	MF	\$	23.60	\$	566.40	0%	0%	\$	-	0%	\$ -
7		6" x 20 GA. METAL STUD WALL	2,079	MF	\$	23.60	\$	63,224.40	0%	0%	\$	-	0%	\$ -
8		6" x 20 GA. METAL STUD WALL	36	MF	\$	23.60	\$	1,321.60	0%	0%	\$	-	0%	\$ -
9		(2) - 3.50" x 20 GA. METAL STUD WALL	203	MF	\$	23.60	\$	6,144.80	0%	0%	\$	-	0%	\$ -
10		(2) - 6" x 20 GA. METAL STUD WALL	202	MF	\$	23.60	\$	6,155.20	0%	0%	\$	-	0%	\$ -
11		50' CWB + PAINT	10,747	MF	\$	14.16	\$	152,177.52	0%	0%	\$	-	0%	\$ -
12		BATT INSULATION	5,089	MF	\$	1.18	\$	6,005.02	0%	0%	\$	-	0%	\$ -
13		PAINT CONCRETE COLUMNS	401	MF	\$	5.90	\$	2,375.90	0%	0%	\$	-	0%	\$ -
14		PAINT TO CMU WALLS	1,027	MF	\$	2.36	\$	2,413.92	0%	0%	\$	-	0%	\$ -
15		PAINT TO (5) STUD WALLS	3,680	MF	\$	2.36	\$	8,596.40	0%	0%	\$	-	0%	\$ -
16		PAINT TO EXPOSED STEEL COLUMNS	40	LF	\$	5.90	\$	354.00	0%	0%	\$	-	0%	\$ -
17		90 WOOD WALL PANEL	300	MF	\$	47.20	\$	17,416.00	0%	0%	\$	-	0%	\$ -
18		BATHROOM TILE	179	MF	\$	47.20	\$	8,440.80	0%	0%	\$	-	0%	\$ -
FLOOR FINISHES														
1		WALK-OFF MAT (RECESSED)	400	MF	\$	59.00	\$	5,900.00	0%	0%	\$	-	0%	\$ -
2		SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	402	MF	\$	29.50	\$	11,939.00	0%	0%	\$	-	0%	\$ -
3		SANDED & SEALED CONCRETE FLOOR, LEVEL 1 (GRIND, SMM-POLISHED)	788	MF	\$	29.50	\$	23,246.00	0%	0%	\$	-	0%	\$ -
4		SANDED CONCRETE FLOOR W/ POLYURETHANE SEALER	960	MF	\$	29.50	\$	28,320.00	0%	0%	\$	-	0%	\$ -
5		CARPET TILE	1,080	MF	\$	8.26	\$	8,920.80	0%	0%	\$	-	0%	\$ -
6		LINOLEUM FLOORING, PATTERNOED	4,079	MF	\$	14.18	\$	66,237.41	0%	0%	\$	-	0%	\$ -
7		WALL BASE - @ VINYL-CARPET FLOOR	729	LF	\$	3.81	\$	2,744.21	0%	0%	\$	-	0%	\$ -
8		WALL BASE - @ SEALED CONCRETE FLOOR	676	LF	\$	5.90	\$	3,988.00	0%	0%	\$	-	0%	\$ -
CEILING FINISHES														
1		2' x 2' ACT 2-AMB CEILING	2,079	MF	\$	11.10	\$	31,867.91	0%	0%	\$	-	0%	\$ -
2		TRUSS ACOUSTICAL CEILING PANEL + FRAMES	1,304	MF	\$	24.26	\$	32,383.91	0%	0%	\$	-	0%	\$ -
3		CWB CEILING - METAL STUD FRAMES + BATT	3,300	MF	\$	36.38	\$	121,811.40	0%	0%	\$	-	0%	\$ -
4		PAINT TO CWB CEILING	3,330	MF	\$	3.54	\$	11,788.20	0%	0%	\$	-	0%	\$ -
5		PAINT TO US SLAB DECK	196	MF	\$	5.90	\$	1,156.40	0%	0%	\$	-	0%	\$ -
6		PAINT TO US STAIR	1	LS	\$	4,956.00	\$	4,956.00	0%	0%	\$	-	0%	\$ -
VERTICAL SOFFITS														
1		6" x 20 GA. METAL STUD	1,787	MF	\$	23.60	\$	42,173.20	0%	0%	\$	-	0%	\$ -
2		50' CWB + PAINT	1,308	MF	\$	9.92	\$	13,191.60	0%	0%	\$	-	0%	\$ -
EXTERIOR SOFFIT														
1		PAINT (5) PLASTER SOFFIT	303	MF	\$	2.36	\$	718.68	0%	0%	\$	-	0%	\$ -
MISCELLANEOUS														
1		MISC. FINISHES (PAINT TOUCH-UP ALLOWANCE)	8,400	CSF	\$	-	0	0%	0%	\$	-	0%	\$	
SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)														
RESTROOM SPECIALTIES														
1		TOILET PARTITION, ADA	2	EA	\$	4,852.16	\$	9,704.32	0%	0%	\$	-	0%	\$ -
2		TOILET PARTITION, REG.	1	EA	\$	4,852.16	\$	4,852.16	0%	0%	\$	-	0%	\$ -
3		ADA L-SHAPED GRAB BAR	4	EA	\$	224.20	\$	896.80	0%	0%	\$	-	0%	\$ -
4		COMBINATION RECESSED TOILET SEAT COVER DISPENSER, WASTE DISPOSAL & TOILET TISSUE DISPENSER	5	EA	\$	613.60	\$	3,068.00	0%	0%	\$	-	0%	\$ -
5		AUTOMATIC WALL-MOUNTED SOAP DISPENSER	6	EA	\$	253.78	\$	1,522.20	0%	0%	\$	-	0%	\$ -
6		AUTOMATIC WARM AIR HAND DRYER, RECESSED	4	EA	\$	1,516.30	\$	6,065.20	0%	0%	\$	-	0%	\$ -
7		ADA MIRROR, 30" x 27"	2	EA	\$	580.00	\$	1,160.00	0%	0%	\$	-	0%	\$ -
8		BEVELLED EDGE MIRROR, ROUND TOP, 23 3/4" x 14 3/4"	6	EA	\$	1,019.52	\$	6,117.12	0%	0%	\$	-	0%	\$ -
9		BABY CHANGING STATION	2	EA	\$	158.12	\$	316.24	0%	0%	\$	-	0%	\$ -
MISC. SPECIALTIES														
1		COUNTER SINK ACCESSORIES, PER FIXTURE	1	EA	\$	590.00	\$	590.00	0%	0%	\$	-	0%	\$ -
2		FIRE EXTINGUISHER + RECESSED CABINET	3	EA	\$	1,180.00	\$	3,540.00	0%	0%	\$	-	0%	\$ -
3		SKINAGE - INT. EXT.	8,400	CSF	\$	2.48	\$	20,832.02	0%	0%	\$	-	0%	\$ -
4		MISC. SPECIALTIES ALLOWANCE	8,400	CSF	\$	-	0	0%	0%	\$	-	0%	\$	
EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)														
ALL EQUIPMENT - N/A														
FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)														
WINDOW SHADES														
1		WINDOW SHADES, MOTORIZED	1,721	MF	\$	11.80	\$	20,307.80	0%	0%	\$	-	0%	\$ -

A.	WINDOW SHADES, MANUAL	400	SP	\$	7.00	\$	2,800.00	0%	0%	\$	-	0%	\$	-
L.	ALL FT & E - N.L.C.			\$	-	0		0%	0%	\$	-	0%	\$	-
SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION)														
THIS SECTION NET APPLICABLE				\$	-	0		0%	0%	\$	-	0%	\$	-
CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)														
THIS SECTION NET APPLICABLE				\$	-	0		0%	0%	\$	-	0%	\$	-
FIRE SUPPRESSION (EXISTING BUILDING RENOVATION + EXTENSION)														
A.	FIRE SPRINKLER SYSTEM													\$
L.	FIRE SPRINKLER WET SYSTEM + RISER, COMPLETE LABOR/CM	800	CMF	\$	14.42	\$	121,240.00	10%	0%	\$	-	10%	\$	12,000.00
PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)														
PLUMBING EQUIPMENT														\$
L.	INCLUDED PER SEPARATE ADDITION ESTIMATE	0		\$	-	0		0%	0%	\$	-	0%	\$	-
PLUMBING FIXTURES														
L.	WATER CLOSET, WALL HUNG	5	EA	\$	1,770.00	\$	8,850.00	16%	0%	\$	-	16%	\$	1,435.00
U.	URINAL	1	EA	\$	1,180.00	\$	1,180.00	14%	0%	\$	-	14%	\$	167.00
U.	LAVATORY SINK, WALL	6	EA	\$	1,180.00	\$	7,080.00	2%	0%	\$	-	2%	\$	167.00
U.	COUNTER SINK	2	EA	\$	1,180.00	\$	2,360.00	7%	0%	\$	-	7%	\$	167.00
U.	HELD DRINKING FOUNTAIN	1	EA	\$	5,000.00	\$	5,000.00	3%	0%	\$	-	3%	\$	167.00
U.	ROUGH-INS AT	35	EA	\$	590.00	\$	8,095.00	16%	0%	\$	-	16%	\$	1,437.00
COLD WATER														
L.	12" TPW PIPE - INSULATION, BELOW SLAB	30	LF	\$	80.50	\$	805.00	20%	0%	\$	-	20%	\$	259.71
U.	12" CW PIPE	100	LF	\$	47.20	\$	4,700.00	26%	12%	\$	600.00	38%	\$	1,865.66
U.	30" CW PIPE	40	LF	\$	59.00	\$	2,360.00	26%	21%	\$	600.00	48%	\$	1,346.46
U.	1" CW PIPE	20	LF	\$	70.80	\$	1,416.00	28%	0%	\$	-	28%	\$	392.48
U.	1 1/2" CW PIPE	80	LF	\$	94.40	\$	7,552.00	26%	0%	\$	600.00	33%	\$	2,526.48
U.	2" CW PIPE	95	LF	\$	118.00	\$	11,210.00	49%	5%	\$	600.00	54%	\$	6,088.02
U.	2 1/2" CW PIPE	25	LF	\$	141.40	\$	3,540.00	31%	17%	\$	600.00	48%	\$	1,700.48
U.	HOT/BIOL 3/4"	2	EA	\$	590.00	\$	1,180.00	33%	0%	\$	-	33%	\$	392.48
U.	WATER HAMMER ARRESTOR, 3/4"	2	EA	\$	590.00	\$	1,180.00	33%	0%	\$	-	33%	\$	392.48
U.	TRAP PRIMER	1	EA	\$	590.00	\$	590.00	37%	0%	\$	-	37%	\$	215.46
U.	POC 1" CW PIPE TO WATER HEATER	1	EA	\$	590.00	\$	590.00	37%	0%	\$	-	37%	\$	215.46
U.	WALL ACCESS PANEL	3	EA	\$	590.00	\$	1,770.00	32%	0%	\$	-	32%	\$	569.46
U.	EXT. WALL PENETRATION, 2" PIPE	1	EA	\$	118.00	\$	118.00	30%	0%	\$	-	30%	\$	36.40
HOT WATER														
L.	12" HW PIPE	98	LF	\$	47.20	\$	4,625.60	1%	0%	\$	-	1%	\$	62.50
U.	30" HORIZONTAL PIPE	230	LF	\$	59.00	\$	12,980.00	21%	23%	\$	3,000.00	44%	\$	5,700.00
U.	1" HW PIPE	20	LF	\$	70.80	\$	1,416.00	4%	0%	\$	-	4%	\$	62.50
U.	PPE INSULATION, 12" PPE	98	LF	\$	5.90	\$	578.20	11%	0%	\$	-	11%	\$	62.50
U.	PPE INSULATION, 30" PPE	230	LF	\$	5.90	\$	1,298.00	5%	0%	\$	-	5%	\$	62.50
U.	PPE INSULATION, 1" PPE	20	LF	\$	5.90	\$	118.00	0%	0%	\$	-	0%	\$	-
U.	POC 1" HW PIPE TO WATER HEATER	1	EA	\$	295.00	\$	295.00	0%	0%	\$	-	0%	\$	-
U.	ROOF PENETRATION, 1" PIPE	1	EA	\$	118.00	\$	118.00	0%	0%	\$	-	0%	\$	-
SANITARY SEWER & VENT														
L.	1 1/2" VENT PIPE - WALL/CEILING	100	LF	\$	59.00	\$	5,900.00	73%	0%	\$	-	73%	\$	7,824.88
U.	2" VENT PIPE - WALL/CEILING	10	LF	\$	70.80	\$	708.00	73%	0%	\$	-	73%	\$	4,829.30
U.	2" VENT PIPE - WALL/CEILING	36	LF	\$	82.60	\$	2,973.60	73%	0%	\$	-	73%	\$	3,647.77
U.	2" WASTE PIPE - WALL	22	LF	\$	82.60	\$	1,817.20	73%	0%	\$	-	73%	\$	1,326.58
U.	4" WASTE PIPE - WALL	6	LF	\$	94.40	\$	566.40	73%	0%	\$	-	73%	\$	689.12
U.	1 1/4" VENT PIPE - BELOW SLAB	10	LF	\$	60.50	\$	605.00	73%	0%	\$	-	73%	\$	387.03
U.	2" WASTE PIPE - BELOW SLAB	52	LF	\$	94.40	\$	4,908.80	73%	0%	\$	-	73%	\$	3,583.42
U.	4" WASTE PIPE - BELOW SLAB	100	LF	\$	118.00	\$	12,270.00	73%	10%	\$	1,250.00	83%	\$	10,208.58
U.	FLOOR DRAIN	2	EA	\$	1,180.00	\$	2,360.00	73%	0%	\$	-	73%	\$	1,722.80
U.	2" WFO	1	EA	\$	590.00	\$	590.00	73%	0%	\$	-	73%	\$	430.70
U.	4" WFO	1	EA	\$	590.00	\$	590.00	73%	0%	\$	-	73%	\$	430.70
U.	2" VTR - FLASHING	1	EA	\$	295.00	\$	295.00	73%	0%	\$	-	73%	\$	215.35
U.	2" VTR - FLASHING	1	EA	\$	295.00	\$	295.00	73%	0%	\$	-	73%	\$	215.35
U.	CUT & PATCH (5) SLAB-ON-GRADE	130	LF	\$	118.00	\$	17,700.00	73%	7%	\$	1,250.00	80%	\$	14,180.48
U.	EXT. STEM WALL PENETRATION, 4" PIPE	1	EA	\$	1,180.00	\$	1,180.00	73%	0%	\$	-	73%	\$	861.40
CONDENSATE DRAINS														
L.	3/4" CD PIPE	230	LF	\$	59.00	\$	13,570.00	2%	4%	\$	500.00	6%	\$	750.00
U.	PPE INSULATION, 3/4" PPE	230	LF	\$	5.90	\$	1,357.00	9%	0%	\$	-	9%	\$	125.00
U.	POC TO SINK TRAP/ICE	2	EA	\$	295.00	\$	590.00	0%	0%	\$	-	0%	\$	-
U.	POC TO HVAC UNIT W/ TRAP & VENT	11	EA	\$	590.00	\$	6,490.00	2%	0%	\$	-	2%	\$	125.00
ROOF DRAINS														
L.	SEE DIVISION 7 FOR GUTTER & DOWNSPOUT							0%				0%	\$	-
NATURAL GAS														
L.	EXTEND & POC (1) GAS PIPE TO NEW ROOFTOP UNIT "AC-1" @ 100% WELL, COMPLETE	1	EA	\$	590.00	\$	590.00	30%	14%	\$	83.33	44%	\$	360.33
MISCELLANEOUS														
L.	VALVES & SPECIALTIES	1	LS	\$	1,180.00	\$	1,180.00	30%	14%	\$	166.67	44%	\$	520.67
U.	MISC. PLUMBING SYSTEM	5,400	CMF	\$	0.12	\$	992.14	30%	17%	\$	166.67	47%	\$	664.31
U.	MISC. TESTING	1	LS	\$	590.00	\$	590.00	20%	14%	\$	83.33	43%	\$	354.68
U.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
HVAC (EXISTING BUILDING RENOVATION + EXTENSION)														
ROOFTOP AC UNIT														
L.	AC1 - GAS-ELECTRIC, RTU, 12.5 TON, 90% CFM	1	EA	\$	11,800.00	\$	11,800.00	2%	90%	\$	11,500.23	100%	\$	11,800.00
U.	EXTRA FOR MODULATING ECONOMIZER	1	EA	\$	1,770.00	\$	1,770.00	13%	87%	\$	1,529.23	100%	\$	1,770.00
U.	EXTRA FOR VIBRATION ISOLATION	1	SET	\$	590.00	\$	590.00	0%	100%	\$	590.00	100%	\$	590.00
U.	EXTRA FOR EQUIPMENT PLATFORM	1	EA	\$	1,770.00	\$	1,770.00	13%	87%	\$	1,529.23	100%	\$	1,770.00
U.	DUCTWORK	2,100	LBS	\$	41.30	\$	86,795.00	4%	30%	\$	44,494.62	94%	\$	48,071.94
U.	DUCT INSULATION	1,050	SF	\$	4.72	\$	7,481.20	3%	97%	\$	7,256.43	100%	\$	7,481.20
U.	EQUIPMENT FLEXIBLE CONNECTOR	2	EA	\$	88.50	\$	177.00	0%	100%	\$	177.00	100%	\$	177.00
U.	CEILING DIFFUSER + FLEX CONNECTOR	5	EA	\$	94.40	\$	472.00	0%	100%	\$	472.00	100%	\$	472.00
U.	SUPPLY REGISTER, DUCT MOUNTED	6	EA	\$	79.00	\$	474.00	0%	100%	\$	474.00	100%	\$	474.00
U.	RETURN REGISTER, SIDEWALL	2	EA	\$	118.00	\$	236.00	0%	100%	\$	236.00	100%	\$	236.00
U.	MVD	11	EA	\$	64.90	\$	713.90	0%	100%	\$	713.90	100%	\$	713.90
U.	DUCT SMOKE DETECTOR	2	EA	\$	295.00	\$	590.00	0%	100%	\$	590.00	100%	\$	590.00
U.	EXT. WALL PENETRATION - 30" x 30" DRCT	2	EA	\$	177.00	\$	354.00	0%	100%	\$	354.00	100%	\$	354.00
VAV SPLIT SYSTEM														
L.	110 - 112 RTU/CH COOLING, 50 RTU/CH HEATING, (6) CONDENSER FAN, (3) COMPRESSORS, (3) MODULES	1	EA	\$	2,360.00	\$	2,360.00	6%	94%	\$	2,210.00	100%	\$	2,360.00
U.	FC1 - 54 TON, CEILING MOUNT 1 EA	1	EA	\$	3,540.00	\$	3,540.00	4%	90%	\$	3,396.00	100%	\$	3,540.00
U.	FC3 - CEILING CASSETTE, 1.5 TON	1	EA	\$	1,770.00	\$	1,770.00	8%	92%	\$	1,620.00	100%	\$	1,770.00
U.	FC7 - CEILING CASSETTE, 1.0 TON	2	EA	\$	1,180.00	\$	2,360.00	6%	94%	\$	2,210.00	100%	\$	2,360.00
U.	FC8 - CEILING CASSETTE, 0.75 TON	2	EA	\$	1,180.00	\$	2,360.00	6%	94%	\$	2,210.00	100%	\$	2,360.00
U.	FC9 - CEILING CASSETTE, 0.5 TON	2	EA	\$	1,180.00	\$	2,360.00	6%	94%	\$	2,210.00	100%	\$	2,360.00
U.	FC10A DUCTWORK	605	LBS	\$	41.30	\$	25,001.50	3%	41%	\$	11,728.45	44%	\$	12,020.45
U.	DUCT INSULATION	305	SF	\$	5.90	\$	3,009.50	5%	95%	\$	2,809.00	100%	\$	3,009.50
U.	CEILING DIFFUSER + FLEX CONNECTOR	2	EA	\$	59.00	\$	118.00	0%	100%	\$	118.00	100%	\$	118.00
U.	SUPPLY REGISTER, DUCT MOUNTED	6	EA	\$	106.20	\$	637.20	30%	62%	\$	274.80	100%	\$	637.20
U.	RETURN AIR GRILLE	1	EA	\$	94.40	\$	94.40	0%	100%	\$	94.40	100%	\$	94.40
U.	MVD	6	EA	\$	59.00	\$	354.00	42%	50%	\$	204.00	100%	\$	354.00
U.	12" WALL JACK + CAP	1	EA	\$	64.90	\$	64.90	0%	100%	\$	64.90	100%	\$	64.90
U.	REFRIGERANT PIPING - 30" x 10" x 1/8" - INSULATION	6	LF	\$	118.00	\$	708.00	16%	84%	\$	794.00	100%	\$	844.00
U.	REFRIGERANT PIPING - 12" x 10" x 1/8" - INSULATION	20	LF	\$	118.00	\$	2,360.00	6%	94%	\$	2,210.00	100%	\$	2,360.00
U.	REFRIGERANT PIPING - (3) PIPES - INSULATION	70	LF	\$	118.00	\$	8,260.00	2%	90%	\$	8,110.00	100%	\$	8,260.00

004	REFRIGERANT PIPING - (2) PIPES + INSULATION	200	LF	\$	118.00	\$	23,600.00	0%	40%	\$	11,720.45	45%	\$	12,970.45
004	BRANCH SELECTOR BOX	2	EA	\$	1,800.00	\$	3,600.00	4%	90%	\$	3,390.00	90%	\$	3,540.00
005	EXT. WALL PENETRATION - (2) REFRIGERANT PIPES	1	EA	\$	295.00	\$	295.00	0%	100%	\$	295.00	100%	\$	295.00
006	EXT. WALL PENETRATION - 1/2" DUCT	1	EA	\$	295.00	\$	295.00	0%	100%	\$	295.00	100%	\$	295.00
MINISPLIT SYSTEM														
1	CUA - 1/2" R410A COOLING, 22 1/8" R410A HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	\$	4,130.00	\$	4,130.00	0%	100%	\$	4,130.00	100%	\$	4,130.00
2	CUA - 1/2" R410A COOLING, 13 1/8" R410A HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	\$	3,180.00	\$	3,180.00	0%	100%	\$	3,180.00	100%	\$	3,180.00
3	FCU, 18 TON, WALL MOUNT	1	EA	\$	1,180.00	\$	1,180.00	0%	100%	\$	1,180.00	100%	\$	1,180.00
4	FCU, 18 TON, WALL MOUNT	1	EA	\$	1,180.00	\$	1,180.00	0%	100%	\$	1,180.00	100%	\$	1,180.00
5	REFRIGERANT PIPING - (2) PIPES + INSULATION	175	LF	\$	118.00	\$	20,650.00	15%	22%	\$	4,584.00	40%	\$	7,884.00
6	EXT. WALL PENETRATION - (2) REFRIGERANT PIPES	2	EA	\$	295.00	\$	590.00	0%	100%	\$	590.00	100%	\$	590.00
EXHAUST FAN														
1	CEILING EXHAUST FAN, 18" CFM + GRILLE + BIRD	2	EA	\$	413.00	\$	826.00	10%	90%	\$	739.35	100%	\$	826.00
2	EXHAUST DUCTWORK	25	LBS	\$	41.30	\$	1,032.50	10%	0%	\$	-	10%	\$	108.14
3	DUCT INSULATION	25	SF	\$	4.72	\$	118.00	10%	90%	\$	105.62	100%	\$	118.00
4	4" WALL JACK + CAP	2	EA	\$	147.50	\$	295.00	10%	53%	\$	155.03	63%	\$	185.98
5	EXT. WALL PENETRATION - 4" DUCT	2	EA	\$	295.00	\$	590.00	10%	0%	\$	-	10%	\$	61.98
CONTROLS														
1	RTU	1	EA	\$	2,360.00	\$	2,360.00	9%	0%	\$	-	9%	\$	212.40
2	VRF SPLIT (8 FANCOILS)	1	SER	\$	2,360.00	\$	2,360.00	9%	0%	\$	-	9%	\$	212.40
3	MINISPLIT	2	PR	\$	590.00	\$	1,180.00	9%	0%	\$	-	9%	\$	106.20
4	CEILING EXHAUST FAN	2	EA	\$	590.00	\$	1,180.00	9%	0%	\$	-	9%	\$	106.20
5	EXTRA FOR THERMOSTAT	11	EA	\$	380.40	\$	4,184.40	0%	0%	\$	-	0%	\$	362.80
6	4" DB SYSTEM	0.40	CSF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
MISCELLANEOUS														
1	MISC. HVAC SYSTEM	0.40	CSF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
2	TESTING	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$	-
3	ALLOWANCE FOR HVAC DESIGN COORDINATION FROM SCHEMATIC DESIGN/ANALYSIS	1	EA	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
ELECTRICAL EXISTING BUILDING RENOVATION + EXTENSION														
ELECTRICAL EQUIPMENT & PANELS														
1	MAIN SWITCHBOARD "MSB", 800A/750V-3PH-4W, NEMA-1 W/ LG. SECTION, METER MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	\$	11,800.00	\$	11,800.00	75%	0%	\$	-	75%	\$	8,850.00
2	TRANSFORMER "TF"	1	EA	\$	11,800.00	\$	11,800.00	75%	0%	\$	-	75%	\$	8,850.00
3	PANEL BOARD "B"	1	EA	\$	11,800.00	\$	11,800.00	77%	0%	\$	-	77%	\$	9,112.14
4	PANEL BOARD "C"	1	EA	\$	7,000.00	\$	7,000.00	100%	0%	\$	-	100%	\$	7,000.00
PANEL "B" FEEDERS														
1	1 1/2" EMT CONDUIT W/ 4-1/2" 1-1/4" GND	200	LF	\$	63.72	\$	12,744.00	80%	0%	\$	-	80%	\$	13,205.00
2	POC TO NEW SWITCHBOARD	1	EA	\$	295.00	\$	295.00	100%	0%	\$	-	100%	\$	295.00
BRANCH POWER														
1	DUPLEX RECEPTACLE	40	EA	\$	128.62	\$	5,144.80	76%	0%	\$	-	76%	\$	4,812.58
2	DUPLEX RECEPTACLE, FLUSH MOUNT	3	EA	\$	394.12	\$	1,182.36	76%	0%	\$	-	76%	\$	898.58
3	DOUBLE DUPLEX RECEPTACLE	3	EA	\$	175.82	\$	527.46	76%	0%	\$	-	76%	\$	400.67
4	DUPLEX RECEPTACLE, GFI	0	EA	\$	194.70	\$	1,082.90	77%	0%	\$	-	77%	\$	899.54
5	DUPLEX RECEPTACLE, GFI, WP	4	EA	\$	206.50	\$	826.00	76%	0%	\$	-	76%	\$	627.76
6	DUPLEX RECEPTACLE, GFI, WP - @ MECH. WHSE	2	EA	\$	206.50	\$	413.00	76%	0%	\$	-	76%	\$	313.88
7	BRANCH POWER CIRCUIT, EMT CONDUIT CU WIRES	1,380	LF	\$	15.30	\$	20,914.00	77%	0%	\$	-	77%	\$	15,791.28
8	ALLOWANCE FOR WP GFI RECEPTACLE TO ELEVATOR PIT INCLUDING CIRCUIT COMPLETE	1	EA	\$	944.00	\$	944.00	76%	0%	\$	-	76%	\$	717.44
9	EXT. WALL PENETRATION - 3/4" CONDUIT	1	EA	\$	118.00	\$	118.00	76%	0%	\$	-	76%	\$	89.68
10	ROOF PENETRATION - 3/4" CONDUIT 1 EA	1	EA	\$	590.00	\$	590.00	76%	0%	\$	-	76%	\$	448.40
HVAC PLUMBING EQUIPMENT POWER														
1	EHV SWITCH, 800V, 30P - AC3	1	EA	\$	1,770.00	\$	1,770.00	21%	0%	\$	-	21%	\$	371.70
2	EHV SWITCH - ASUME 800V WP FOR CUB & CUB	2	EA	\$	1,770.00	\$	3,540.00	21%	0%	\$	-	21%	\$	743.40
3	EHV SWITCH - ASUME 800V WP FOR FC3	1	EA	\$	1,770.00	\$	1,770.00	21%	0%	\$	-	21%	\$	371.70
4	MOTOR SWITCH - INDOOR FANCOILS	9	EA	\$	590.00	\$	5,310.00	21%	0%	\$	-	21%	\$	1,115.10
5	800V POWER CIRCUIT	120	LF	\$	185.56	\$	22,266.60	21%	0%	\$	-	21%	\$	4,675.98
6	800V POWER CIRCUIT	70	LF	\$	15.85	\$	1,109.50	21%	0%	\$	-	21%	\$	232.96
7	800V POWER CIRCUIT	140	LF	\$	14.15	\$	1,981.00	21%	0%	\$	-	21%	\$	415.96
8	800V POWER CIRCUIT	300	LF	\$	132.29	\$	39,687.00	24%	0%	\$	-	24%	\$	11,305.00
9	CEILING EXHAUST FAN POWER	2	EA	\$	236.00	\$	472.00	21%	0%	\$	-	21%	\$	99.12
10	ELECTRIC HAND DRYER POWER	4	EA	\$	590.00	\$	2,360.00	21%	0%	\$	-	21%	\$	495.00
11	EXT. WALL PENETRATION - 3/4" CONDUIT	2	EA	\$	118.00	\$	236.00	21%	0%	\$	-	21%	\$	49.08
12	ROOF PENETRATION - 1 1/2" CONDUIT	1	EA	\$	590.00	\$	590.00	21%	0%	\$	-	21%	\$	123.00
LIGHTING														
1	14 - 2x2 LED IN EXISTING, 80W	30	EA	\$	1,180.00	\$	35,400.00	11%	43%	\$	15,189.36	54%	\$	24,189.36
2	14 - 01 SURFACE WALL WASHER, 180W	1	EA	\$	1,180.00	\$	1,180.00	0%	54%	\$	637.20	54%	\$	637.20
3	14 - 01 SURFACE WALL WASHER, 180W	1	EA	\$	1,180.00	\$	1,180.00	0%	54%	\$	637.20	54%	\$	637.20
4	14 - 01 SURFACE WALL WASHER, 180W	1	EA	\$	1,416.00	\$	1,416.00	0%	54%	\$	764.64	54%	\$	764.64
5	14 - 01 SURFACE WALL WASHER, 180W	1	EA	\$	1,888.00	\$	1,888.00	0%	54%	\$	1,019.52	54%	\$	1,019.52
6	14C - 14" WALL ARM MOUNT WALL WASHER W/ WING BASE, 180W	1	EA	\$	1,652.00	\$	1,652.00	0%	54%	\$	892.08	54%	\$	892.08
7	13 - 01 PENDANT INDIRECT LED FIXTURE, 180W	4	EA	\$	1,180.00	\$	4,720.00	0%	54%	\$	2,548.80	54%	\$	2,548.80
8	13 - 01 PENDANT INDIRECT LED FIXTURE, 180W	1	EA	\$	1,416.00	\$	1,416.00	0%	54%	\$	764.64	54%	\$	764.64
9	13 - 01 PENDANT INDIRECT LED FIXTURE, 180W	5	EA	\$	3,068.00	\$	15,340.00	0%	54%	\$	8,283.60	54%	\$	8,283.60
10	13A - 01 SURFACE LINEAR LED FIXTURE, 180W	5	EA	\$	1,180.00	\$	5,900.00	0%	54%	\$	3,186.00	54%	\$	3,186.00
11	13A - 01 SURFACE LINEAR LED FIXTURE, 180W	2	EA	\$	1,180.00	\$	2,360.00	0%	54%	\$	1,274.40	54%	\$	1,274.40
12	16 - 01 CIRCULAR RECESSED - MOUNT TRANSFORMER LED FIXTURE, 170W	2	EA	\$	865.00	\$	1,730.00	0%	54%	\$	955.80	54%	\$	955.80
13	17 - RECESSED DOWNLIGHT, 17W	7	EA	\$	865.00	\$	6,055.00	0%	54%	\$	3,345.30	54%	\$	3,345.30
14	18 - 01 UNDER CABINET LED FIXTURE, 90W	1	EA	\$	865.00	\$	865.00	0%	54%	\$	477.90	54%	\$	477.90
15	19 - SURFACE ROUND LED FIXTURE, 12W	10	EA	\$	768.00	\$	7,680.00	0%	54%	\$	3,821.20	54%	\$	3,821.20
16	114 - 54" RECESSED LED LINEAR SLOT, 180W	1	EA	\$	7,680.00	\$	7,680.00	0%	54%	\$	3,821.20	54%	\$	3,821.20
17	114A - 41" RECESSED LED LINEAR SLOT, 180W	1	EA	\$	768.00	\$	768.00	0%	54%	\$	382.32	54%	\$	382.32
18	114B - 41" RECESSED LED LINEAR SLOT, 180W	2	EA	\$	768.00	\$	1,536.00	0%	54%	\$	764.64	54%	\$	764.64
19	114B - 174" RECESSED LINEAR W/ NARROW BEAM, 180W	2	EA	\$	1,296.00	\$	2,592.00	0%	54%	\$	1,491.84	54%	\$	1,491.84
20	114B - 174" RECESSED LINEAR W/ NARROW BEAM, 180W	1	EA	\$	1,534.00	\$	1,534.00	0%	54%	\$	828.36	54%	\$	828.36
EXIT														
1	120 - EXTERIOR UP/DOWN WALL LIGHT, 120W	30	EA	\$	768.00	\$	23,040.00	13%	20%	\$	1,817.20	39%	\$	2,781.20
2	LED EXIT FIXTURE - ALLOWANCE	7	EA	\$	768.00	\$	4,956.00	13%	20%	\$	1,272.04	39%	\$	1,932.84
3	JUNCTION BOX/PULL BOX	33	EA	\$	65.25	\$	2,153.25	13%	20%	\$	552.79	39%	\$	839.82
4	DIMMER SWITCH, SINGLE	4	EA	\$	227.74	\$	910.96	13%	20%	\$	233.81	39%	\$	355.77
5	DIMMER SWITCH, 2 GANG	1	EA	\$	389.40	\$	389.40	13%	20%	\$	99.95	39%	\$	151.87
6	DIMMER SWITCH, 4 GANG	1	EA	\$	778.80	\$	778.80	13%	20%	\$	199.89	39%	\$	303.73
7	VACANCY SENSOR - WALL	14	EA	\$	175.82	\$	2,461.48	13%	20%	\$	631.78	39%	\$	959.88
8	VACANCY SENSOR - CEILING	0	EA	\$	540.00	\$	3,292.20	13%	20%	\$	846.82	39%	\$	1,286.72
9	SWITCHGEAR - CEILING	6	EA	\$	764.46	\$	4,586.76	13%	20%	\$	1,084.87	39%	\$	1,648.44
10	INTERIOR PHOTOCELL - CEILING	2	EA	\$	540.00	\$	1,080.00	13%	20%	\$	382.27	39%	\$	428.01
11	BRANCH LIGHTING CIRCUIT, EMT CONDUIT CU WIRES	2,610	EA	\$	106.20	\$	277,182.00	16%	21%	\$	57,875.81	39%	\$	398,871.04
12	ALLOWANCE FOR WP LIGHT FIXTURE TO ELEVATOR PIT INCLUDING CIRCUIT COMPLETE	1	EA	\$	1,180.00	\$	1,180.00	13%	20%	\$	362.87	39%	\$	460.34
MISCELLANEOUS														
1	MISC. ELECTRICAL SYSTEM	0.40	CSF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
2	TESTING	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$	-
3	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN/ANALYSIS	1	EA	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
COMMUNICATIONS EXISTING BUILDING RENOVATION + EXTENSION														
SIGNAL SYSTEM														
1	TELEPHONE DATA W/ HUB	0.40	CSF	\$	7.67	\$	64,480.36	1%	0%	\$	-	1%	\$	500.00
2	EXTRA FOR POE/UTP (E) MAIN PATCH	120	LF	\$	41.30	\$	4,956.00	10%	0%	\$	-	10%	\$	500.00

h.	PUBLIC ADDRESS/CLOCK	5.00	CSF	\$	1.18	\$	5,921.44	2%	0%	\$	-	0%	\$	592.09
i.	AUDIO-VISUAL SYSTEM	5.00	CSF	\$	3.24	\$	29,764.32	2%	0%	\$	-	2%	\$	595.09
j.	CTV	5.00	CSF	\$	3.24	\$	29,764.32	2%	0%	\$	-	2%	\$	595.09
k.	MISC./TESTING	1	LS	\$	223.22	\$	223.22	0%	0%	\$	-	0%	\$	-
ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)														
FIRE ALARM														
l.	FIRE ALARM SYSTEM, COMPLETE	5.00	CSF	\$	11.80	\$	99,214.40	20%	0%	\$	-	20%	\$	20,000.00
SECURITY														
m.	SECURITY SYSTEM, COMPLETE	5.00	CSF	\$	14.16	\$	119,057.28	0%	0%	\$	-	0%	\$	-
EXTENSION IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)														
EAST COURT														
n.	YARD ROUGH GRADING	37%	SP	\$	1.18	\$	443.00	0%	0%	\$	-	0%	\$	-
o.	CUT TOPSOIL, ASSUME 37% _{avg}	3	CV	\$	59.00	\$	177.00	0%	0%	\$	-	0%	\$	-
p.	ROUGHENING GRADING	37%	SP	\$	3.24	\$	1,321.04	0%	0%	\$	-	0%	\$	-
q.	CARRY & COMPACT 1/5" SITE PAVING	391	SP	\$	1.18	\$	366.98	0%	0%	\$	-	0%	\$	-
r.	EXPORT HALL DIRT SURFLES + 15% SWELL VOLUME	4	CV	\$	289.10	\$	1,156.40	0%	0%	\$	-	0%	\$	-
s.	BROWN CORTEX	37%	SP	\$	1.77	\$	665.32	0%	0%	\$	-	0%	\$	-
t.	CONCRETE PAVING, TYPE 1 + AB	141	SP	\$	29.50	\$	4,159.50	0%	0%	\$	-	0%	\$	-
u.	BRICK PAVING + SUBGRADE + AGC BASE	170	SP	\$	47.20	\$	8,024.00	0%	0%	\$	-	0%	\$	-
v.	EXTRA FOR CONCRETE EDGE CURB ADA TO P.A.	27	LF	\$	11.80	\$	318.60	0%	0%	\$	-	0%	\$	-
w.	TREE, 3" BOX	1	EA	\$	1,385.32	\$	1,385.32	0%	0%	\$	-	0%	\$	-
x.	SHRUBS + PLANTING, SOIL + IRRIGATION	35	SP	\$	54.20	\$	3,039.68	0%	0%	\$	-	0%	\$	-
y.	12" W x 8" H CURVED BRICK SIDEWALK	9	LF	\$	236.00	\$	2,124.00	0%	0%	\$	-	0%	\$	-
z.	EXTRA FOR CONCRETE FOOTING	9	LF	\$	236.00	\$	2,124.00	0%	0%	\$	-	0%	\$	-
aa.	ALLOWANCE FOR IN-GROUND LIGHTING SYSTEM	37%	SP	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
ab.	MISC.	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)														
SEE SEPARATE SITEMARK FOR SITE DEMOLITION														
CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)														
FOUNDATION														
1.	SPREAD FOOTING F5	2	CV	\$	1,180.00	\$	2,360.00	100%	0%	\$	-	100%	\$	2,360.00
2.	SPREAD FOOTING F6	62	CV	\$	1,180.00	\$	73,160.00	100%	0%	\$	-	100%	\$	73,160.00
3.	SPREAD FOOTING F8A	30	CV	\$	1,180.00	\$	35,400.00	100%	0%	\$	-	100%	\$	35,400.00
4.	SPREAD FOOTING F10	22	CV	\$	1,180.00	\$	25,960.00	100%	0%	\$	-	100%	\$	25,960.00
5.	SPREAD FOOTING F10	4	CV	\$	1,180.00	\$	4,720.00	100%	0%	\$	-	100%	\$	4,720.00
6.	SPREAD FOOTING F10	6	CV	\$	1,180.00	\$	7,080.00	100%	0%	\$	-	100%	\$	7,080.00
7.	WALL FOOTING	46	CV	\$	1,180.00	\$	54,280.00	100%	0%	\$	-	100%	\$	54,280.00
8.	GRADE BEAM	6	CV	\$	1,180.00	\$	7,080.00	100%	0%	\$	-	100%	\$	7,080.00
SLAB-ON-GRADE/CHURN														
1.	SLAB-ON-GRADE + V.B.M. 3" x 4"	622	SP	\$	35.40	\$	21,988.80	100%	0%	\$	-	100%	\$	21,988.80
2.	EXTERIOR SLAB-ON-GRADE + V.B.M. 3" x 4"	142	SP	\$	35.40	\$	5,026.80	100%	0%	\$	-	100%	\$	5,026.80
3.	EXTRA FOR REPRESED SLAB - @ DANCE ROOM	1,002	SP	\$	35.40	\$	35,470.80	100%	0%	\$	-	100%	\$	35,470.80
4.	THICKENED SLAB OVER FOOTING	8	CV	\$	1,180.00	\$	9,440.00	100%	0%	\$	-	100%	\$	9,440.00
5.	THICKENED SLAB EDGE	6	CV	\$	1,180.00	\$	7,080.00	100%	0%	\$	-	100%	\$	7,080.00
6.	CONCRETE CURB, 8" W x 8" H	30	LF	\$	35.40	\$	3,186.00	100%	0%	\$	-	100%	\$	3,186.00
7.	CONCRETE CURB FOR SCREEN SYSTEM	22	LF	\$	38.54	\$	856.08	100%	0%	\$	-	100%	\$	856.08
8.	CONCRETE CMU STARTER, 8" W x 8" H	142	LF	\$	35.40	\$	6,442.80	100%	0%	\$	-	100%	\$	6,442.80
9.	CONCRETE CMU STARTER, 12" W x 8" H	6	LF	\$	35.40	\$	566.40	100%	0%	\$	-	100%	\$	566.40
CONCRETE COLUMN														
1.	CONCRETE COLUMN, 10" dia	128	LF	\$	590.00	\$	82,080.00	100%	0%	\$	-	100%	\$	82,080.00
2.	CONCRETE COLUMN, 10" square	278	LF	\$	590.00	\$	164,020.00	100%	0%	\$	-	100%	\$	164,020.00
MANPOWERED CONCRETE SLAB & BEAMS														
1.	8" 48-2-WAY SUSP. SLAB - 2ND FLOOR	638	SP	\$	53.10	\$	33,853.00	100%	0%	\$	-	100%	\$	33,853.00
2.	12" 48-2-WAY SUSP. SLAB - 2ND FLOOR	6,478	SP	\$	56.64	\$	203,833.92	100%	0%	\$	-	100%	\$	203,833.92
3.	14" 48-2-WAY SUSP. SLAB - 2ND FLOOR	638	SP	\$	64.90	\$	41,466.00	100%	0%	\$	-	100%	\$	41,466.00
4.	8" 48-2-WAY SUSP. SLAB - OUTDOOR DECK	198	SP	\$	53.10	\$	10,480.00	45%	55%	\$	5,565.67	100%	\$	10,480.00
5.	8" 48-2-WAY SUSP. DROPPED SLAB - OUTDOOR DECK	1,140	SP	\$	53.10	\$	60,534.00	8%	92%	\$	55,956.67	100%	\$	60,534.00
6.	14" 48-2-WAY SUSP. SLAB - OUTDOOR DECK	1,025	SP	\$	64.90	\$	105,462.50	14%	86%	\$	91,874.82	100%	\$	105,462.50
7.	EXTRA FOR COLUMN CAPITALS (DROP PANELS)	8	EA	\$	590.00	\$	4,720.00	88%	12%	\$	533.33	100%	\$	4,720.00
8.	CONCRETE TOPPING, 7.5" 48-avg @ GREEN DECK	1,140	SP	\$	47.20	\$	53,888.00	59%	41%	\$	23,328.67	100%	\$	53,888.00
9.	CONCRETE BEAM, 12" W x 12" - ABOVE CMU WALL	38	SP	\$	531.00	\$	20,178.00	23%	77%	\$	15,594.67	100%	\$	20,178.00
10.	CONCRETE BEAM, 14" W x 14"	128	LF	\$	531.00	\$	79,656.00	100%	0%	\$	-	100%	\$	79,656.00
11.	CONCRETE BEAM, 14" W x 14"	57	LF	\$	531.00	\$	27,612.00	100%	0%	\$	-	100%	\$	27,612.00
12.	CONCRETE BEAM, 14" W x 14"	152	LF	\$	531.00	\$	80,712.00	100%	0%	\$	-	100%	\$	80,712.00
MISC. CONCRETE														
1.	SPW EQUIPMENT PAD	128	SP	\$	59.00	\$	7,621.00	0%	100%	\$	7,621.00	100%	\$	7,621.00
MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)														
EXTERIOR CMU WALL														
1.	8" BURNISHED FACE CMU WALL	2,882	SP	\$	77.88	\$	225,228.96	100%	0%	\$	-	100%	\$	225,228.96
2.	12" BURNISHED FACE CMU WALL INTERIOR CMU WALL	140	SP	\$	191.48	\$	32,473.60	100%	0%	\$	-	100%	\$	32,473.60
3.	8" CMU WALL - PARTITION/LOAD BEARING	623	SP	\$	86.14	\$	53,665.22	100%	0%	\$	-	100%	\$	53,665.22
METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)														
STRUCTURAL STEEL														
1.	CONCENTRIC BRACED FRAMES (CBRF)													
2.	-W SECTION COLUMN	5,373	LBS	\$	5.90	\$	31,709.70	100%	0%	\$	-	100%	\$	31,709.70
3.	-W SECTION BEAM	3,495	LBS	\$	5.90	\$	20,695.40	100%	0%	\$	-	100%	\$	20,695.40
4.	W8S BEAM	5,005	LBS	\$	5.90	\$	35,134.50	100%	0%	\$	-	100%	\$	35,134.50
5.	DETAIL STEEL	1,473	LBS	\$	5.90	\$	8,699.70	46%	0%	\$	-	46%	\$	3,974.38
6.	EXTRA FOR (3) IRS BRACES TO CONCRETE SLAB CONNECTION PER DWG. 23501	5	EA	\$	3,923.50	\$	19,617.50	46%	0%	\$	-	46%	\$	8,966.43
7.	EXTRA FOR WY COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 23502	9	EA	\$	1,786.52	\$	16,078.68	25%	0%	\$	-	25%	\$	3,974.38
8.	EXTRA FOR MOMENT CONNECTION	30	EA	\$	5,664.00	\$	56,640.00	7%	18%	\$	10,000.00	20%	\$	13,974.38
9.	GRAVITY FRAMES								0%	\$	-			
10.	-IRS COLUMN	22,252	LBS	\$	4.72	\$	105,029.44	37%	10%	\$	10,000.00	46%	\$	48,589.75
11.	-PWF COLUMN	432	LBS	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
12.	-IRS BEAM	968	LBS	\$	8.26	\$	7,979.18	35%	0%	\$	-	35%	\$	2,805.52
13.	-W SECTION BEAM	936	LBS	\$	8.26	\$	7,731.36	36%	0%	\$	-	36%	\$	2,805.52
14.	-DETAIL STEEL	2,469	LBS	\$	5.90	\$	14,588.10	27%	0%	\$	-	27%	\$	3,974.38
15.	EXTRA FOR IRS COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 23502	28	EA	\$	1,451.40	\$	34,833.60	11%	0%	\$	-	11%	\$	3,974.38
EXTERIOR METAL STEEL														
1.	STRUT/RAFTERS, 3.10W x 31 FEET TRUSS - 10' 0" PEAK MEHLANSING ON GUY & PAINTED STEEL STRINGER & RISERS, COMPLETE	1	FLT	\$	64,900.00	\$	64,900.00	14%	0%	\$	-	14%	\$	9,000.00
2.	GUARDRAIL W/ HANDBARS - PAINT	40	LF	\$	381.14	\$	17,551.36	9%	0%	\$	-	9%	\$	1,500.00
3.	WALL-MOUNTED HANDBARS - PAINT	40	LF	\$	129.00	\$	5,160.00	9%	0%	\$	-	9%	\$	500.00
4.	SHRATING + ROOFING MEMBRANE 1/5" SLAB	170	SP	\$	118.00	\$	21,006.00	24%	0%	\$	-	24%	\$	5,000.00
METAL PAN SYSTEM, INTERIOR														
1.	MELT-SWITCHBACK, 3.10W x 8 TRUSS - 17' 0" 1ST LANDING, 19' 0" 2ND LANDING, & 27' 0" 3RD LANDING	1	FLT	\$	138,687.76	\$	138,687.76	7%	0%	\$	-	7%	\$	10,000.00
2.	GLASS GUARDRAIL	140	LF	\$	236.00	\$	34,456.00	0%	0%	\$	-	0%	\$	-
3.	HANDBAR ATTACHED TO GLASS	140	LF	\$	236.00	\$	33,040.00	15%	0%	\$	-	15%	\$	5,000.00
EXTERIOR SCREEN SYSTEM														
1.	PERFORATED METAL PANEL OF PLASTER WALL	86	SP	\$	265.50	\$	22,833.00	24%	0%	\$	-	24%	\$	5,500.00
2.	PERFORATED METAL PANEL OF GLAZING	40	SP	\$	265.50	\$	10,620.00	21%	0%	\$	-	21%	\$	2,250.00
3.	PERFORATED METAL PANEL OF GLAZING @ SOUTH ELEVATION 1ST FLOOR	1,128	SP	\$	413.00	\$	465,064.00	37%	0%	\$	-	37%	\$	170,000.00
4.	PERFORATED METAL PANEL + METAL FRAMES - @ WEST & SOUTH ELEVATIONS 2ND FLOOR	936	SP	\$	413.00	\$	388,568.00	37%	0%	\$	-	37%	\$	144,833.33
5.	PERFORATED METAL PANEL + METAL FRAMES - @ COURTYARD WING - 2ND FL.	96	SP	\$	413.00	\$	39,708.00	31%	0%	\$	-	31%	\$	12,700.00
6.	PERFORATED METAL PANEL, FENCE O CMU WALL @ NORTHWEST SIDE	396	SP	\$	265.50	\$	95,049.00	0%	0%	\$	-	90%	\$	85,333.33

MISC. METALS										
1	10" ROOF ACCESS LADDER W/ 2"X4 CAGE	1	EA	\$	11,800.00	\$	11,800.00	0%	0%	\$ -
2	CLUSTERAL W/ PERFORATED METAL PANEL, INFL + PAINT - OUTDOOR DECK	202	LF	\$	436.00	\$	123,121.20	15%	15%	\$ 18,000.00
3	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	\$	580.00	\$	3,480.00	0%	0%	\$ -
4	MERMC JOINT + 2.5"X1 STUD/CURB	120	LF	\$	295.00	\$	37,760.00	0%	0%	\$ -
5	FENCING/CURBURE TO OUTDOOR WALK UNIT	62	LF	\$	177.00	\$	10,974.00	0%	0%	\$ -
6	MISC. METALS ALLOWANCE	0.504	GSF	\$	-	\$	-	0%	0%	\$ -
CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
FINISH CARPENTRY										
1	2"X4 PLAM BASE CABINET W/ SOLID SURFACE TOP & 4"X BACKPLASH	70	LF	\$	1,180.00	\$	82,600.00	2%	0%	\$ -
2	2.5"X4 PLAM UPPER CABINET	3	LF	\$	590.00	\$	4,720.00	1%	0%	\$ -
3	12"X4 5"X1.5"X1.5" WALL-MOUNTED STACK	20	LF	\$	1,180.00	\$	30,600.00	1%	0%	\$ -
4	12"X4 5"X1.5"X1.5" WALL-MOUNTED STACK	33	LF	\$	1,180.00	\$	22,420.00	1%	0%	\$ -
5	AV CABINET, 2"X4 + 3"X4 + 4"X4 W/ VENTED DOOR	2	EA	\$	2,950.00	\$	5,900.00	1%	0%	\$ -
6	AV CABINET, 2"X4 + 3"X4 + 4"X4 W/ VENTED DOOR	1	EA	\$	2,950.00	\$	2,950.00	1%	0%	\$ -
7	MISC. FINISH CARPENTRY ALLOWANCE	0.504	GSF	\$	-	\$	-	0%	0%	\$ -
ROUGH CARPENTRY										
1	WOOD BEAM, 12" X 10"	100	LF	\$	50.00	\$	11,210.00	2%	0%	\$ -
2	WOOD JOISTING, 12" X 10"	40	LF	\$	50.00	\$	2,832.00	0%	0%	\$ -
3	GLU-LAM BEAM, 5 1/2" X 10"	120	LF	\$	50.00	\$	19,320.00	1%	0%	\$ -
4	GLU-LAM BEAM, 5 1/2" X 10"	100	LF	\$	50.00	\$	9,740.00	2%	0%	\$ -
5	GLU-LAM BEAM, 5 1/2" X 10"	120	LF	\$	50.00	\$	8,620.00	2%	0%	\$ -
6	ROOF DECK STRUCTURAL PANEL - 12' X 4' RECTANG X WOOD NAULERS, COMPLETE	0.204	SF	\$	23.00	\$	123,494.40	30%	0%	\$ -
7	12"X4 WOOD FASCIA - STRAIGHT	250	LF	\$	29.50	\$	7,375.00	3%	0%	\$ -
8	12"X4 WOOD FASCIA - CURVED	234	LF	\$	35.40	\$	8,283.60	3%	0%	\$ -
9	EXTRA FOR GLULTEK POST CONNECTION	26	EA	\$	295.00	\$	7,670.00	3%	0%	\$ -
10	EXTRA FOR GLULTEK BEAM CONNECTION	5	EA	\$	295.00	\$	1,475.00	15%	0%	\$ -
11	P.T. ROOF EDGE NAULER, 3" X 7"	402	LF	\$	5.90	\$	2,843.80	8%	0%	\$ -
12	MISC. ROUGH CARPENTRY ALLOWANCE (shingles, cables, etc., incl. labor, etc., etc.)	0.504	GSF	\$	-	\$	-	0%	0%	\$ -
THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
ROOFING										
1	SINGLE-PLY ROOFING MEMBRANE	0.504	SF	\$	11.20	\$	75,363.75	1%	0%	\$ -
2	ROOF BOARD	0.504	SF	\$	0.91	\$	5,905.51	5%	0%	\$ -
3	2" RIGID INSULATION	0.504	SF	\$	1.82	\$	11,819.67	3%	0%	\$ -
4	VAPOR BARRIER	0.504	SF	\$	1.14	\$	7,444.44	4%	0%	\$ -
5	METAL GUTTER, 3"X4 + 2"X4 + SUPPORT	202	LF	\$	118.00	\$	23,836.00	1%	0%	\$ -
6	ROOF EDGE FASCIA FLASHING	400	LF	\$	10.80	\$	5,254.30	6%	0%	\$ -
7	WALL CAPCOPING TO COURTYARD WING WALL	20	LF	\$	118.00	\$	3,364.00	5%	0%	\$ -
8	DOWNGUT	122	LF	\$	22.40	\$	2,879.20	5%	0%	\$ -
WATERPROOFING										
1	WATERPROOFING - PORTION OF STAIR OF 1ST FLOOR	100	SF	\$	29.50	\$	5,487.00	1%	0%	\$ -
2	WATERPROOFING - 2ND FLOOR RESTROOM	0.08	SF	\$	5.90	\$	3,764.20	1%	0%	\$ -
3	WATERPROOFING - OUTDOOR DECK	1.001	SF	\$	29.90	\$	88,522.39	2%	0%	\$ -
MISCELLANEOUS										
1	MISC. SHEET METALS ALLOWANCE	0.504	GSF	\$	-	\$	0	0%	0%	\$ -
2	MISC. CALKING & SEALANTS ALLOWANCE	0.504	GSF	\$	-	\$	0	0%	0%	\$ -
3	MISC. FINISHING ALLOWANCE	0.504	GSF	\$	-	\$	0	0%	0%	\$ -
OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
EXTERIOR DOORS - 1/2"										
1	ALUMINUM DOOR/ALUM FRAME, (2) - 2'X7'W X 7'0"	1	PR	\$	3,427.90	\$	3,427.90	14%	73%	\$ 2,500.00
2	ALUMINUM DOOR/ALUM FRAME, (2) - 7'0" X 7'0"	1	PR	\$	3,427.90	\$	3,427.90	14%	73%	\$ 2,500.00
3	ALUMINUM DOOR/ALUM FRAME, (2) - 5'0" X 7'0"	1	PR	\$	3,427.90	\$	3,427.90	7%	73%	\$ 2,500.00
4	ALUMINUM DOOR/ALUM FRAME, 2'X7'W X 7'0"	1	EA	\$	3,427.90	\$	3,427.90	7%	73%	\$ 2,500.00
5	HM DOOR/ALUM FRAME, (2) - 7'0" X 7'0"	1	PR	\$	4,720.00	\$	4,720.00	10%	0%	\$ -
6	HM DOOR/ALUM FRAME, 7'0" X 7'0"	3	EA	\$	4,720.00	\$	14,160.00	40%	0%	\$ -
7	EXTRA FOR PANE HARDWARE	5	EA	\$	2,360.00	\$	11,800.00	55%	0%	\$ -
8	PAINT TO HM DOOR/ALUM FRAME, PER LEAF	3	EA	\$	180.00	\$	540.00	5%	0%	\$ -
EXTERIOR WINDOWS										
1	STOREFRONT CURTAIN WALL SYSTEM	3.90	SF	\$	29.50	\$	116,466.00	1%	0%	\$ -
2	EXTRA FOR OPERABLE JANNING PANEL, 7'0" X 4'0"	1	EA	\$	1,155.22	\$	1,155.22	43%	0%	\$ -
3	EXTRA FOR OPERABLE JANNING PANEL, 4'0" X 7'0"	11	EA	\$	1,384.14	\$	15,225.54	71%	0%	\$ -
4	TRANSOM 4'0" X 7'0"	1	EA	\$	678.68	\$	678.68	0%	0%	\$ -
5	FRITTED GLASS	300	SF	\$	50.40	\$	15,120.00	60%	0%	\$ -
INTERIOR DOORS - 1/2"										
1	ALUMINUM DOOR/ALUM FRAME, (2) - 7'0" X 7'0"	1	PR	\$	3,427.90	\$	3,427.90	8%	92%	\$ 3,150.12
2	SLIDING ALUMINUM DOOR/ALUM FRAME, 7'0" X 6'0"	1	EA	\$	3,744.14	\$	3,744.14	7%	92%	\$ 3,466.36
3	HM DOOR/ALUM FRAME, (2) - 7'0" X 7'0"	2	PR	\$	9,440.00	\$	18,880.00	3%	100%	\$ 2,997.63
4	HM DOOR/ALUM FRAME, 7'0" X 7'0"	0	EA	\$	4,720.00	\$	37,760.00	35%	8%	\$ 2,997.62
5	W/ WING-GLASS DOOR/ALUM FRAME, 7'0" X 7'0"	3	EA	\$	4,720.00	\$	14,160.00	73%	21%	\$ 2,997.62
6	SC WD DOOR/ALUM FRAME, 7'0" X 7'0"	3	EA	\$	4,720.00	\$	14,160.00	73%	21%	\$ 2,997.62
7	EXTRA FOR PANE HARDWARE	2	EA	\$	2,360.00	\$	4,720.00	6%	63%	\$ 2,997.62
8	PAINT TO DOOR/ALUM FRAME, PER LEAF	15	EA	\$	180.00	\$	2,832.00	0%	100%	\$ 2,832.00
9	PAINT TO FRAME, PER LEAF	3	EA	\$	180.00	\$	540.00	0%	100%	\$ 540.00
INTERIOR WINDOWS										
1	ALUM-FRAMED STOREFRONT	373	SF	\$	29.50	\$	16,903.50	15%	0%	\$ -
FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
EXTERIOR WALLS										
1	CEMENT PLASTER + LATH + V.B. - SMOOTH FINISH	5.800	SF	\$	47.20	\$	274,043.20	0%	0%	\$ -
2	2" RIGID R12 INSULATION	5.800	SF	\$	5.90	\$	34,258.00	0%	0%	\$ -
3	GLASSMAY SHEATHING	5.800	SF	\$	4.72	\$	27,404.32	0%	0%	\$ -
4	PAINT TO CEMENT PLASTER	5.800	SF	\$	2.36	\$	13,702.40	0%	0%	\$ -
5	3" X 10" GA. METAL STUD WALL	1,367	SF	\$	23.60	\$	27,869.20	0%	0%	\$ -
6	8" X 20" GA. METAL STUD WALL - WING WALL	200	SF	\$	23.60	\$	4,720.00	0%	0%	\$ -
7	8" X 20" GA. METAL STUD WALL	1,243	SF	\$	23.60	\$	29,336.80	0%	0%	\$ -
8	(2) - 8" X 20" GA. METAL STUD WALL	1,400	SF	\$	23.60	\$	33,040.00	0%	0%	\$ -
9	8" X 20" GA. METAL STUD WALL	1,510	SF	\$	23.60	\$	35,436.00	0%	0%	\$ -
10	8" X 20" GA. METAL STUD FLOORING - INT. OF EXT. CMU	2,400	SF	\$	23.60	\$	56,640.00	0%	0%	\$ -
11	SP. COB + PAINT - INT. OF EXT. CMU	8,172	SF	\$	14.16	\$	117,131.52	0%	0%	\$ -
12	BATT INSULATION, R-10	0.504	SF	\$	1.18	\$	8,193.52	0%	0%	\$ -
13	BATT INSULATION, R-10	1,360	SF	\$	1.77	\$	4,230.30	0%	0%	\$ -
INTERIOR WALLS										
1	SP. FLOORING CHANNEL	940	SF	\$	23.60	\$	22,372.00	0%	0%	\$ -
2	3.5" X 20" GA. FLOORING METAL STUD	30	SF	\$	23.60	\$	2,238.40	0%	0%	\$ -
3	3.5" X 20" GA. METAL STUD - LOW WALL	30	SF	\$	23.60	\$	2,332.80	0%	0%	\$ -
4	3.5" X 20" GA. METAL STUD WALL	5,020	SF	\$	23.60	\$	52,768.00	0%	0%	\$ -
5	8" X 20" GA. METAL STUD WALL	2,000	SF	\$	23.60	\$	61,540.00	0%	0%	\$ -
6	8" X 20" GA. METAL STUD WALL	400	SF	\$	23.60	\$	9,472.00	0%	0%	\$ -
7	(2) - 8" X 20" GA. METAL STUD WALL	400	SF	\$	23.60	\$	21,040.00	0%	0%	\$ -
8	8" C.H. STUD	300	SF	\$	23.60	\$	8,880.00	0%	0%	\$ -
9	8" C.H. STUD + 8" X 20" GA. METAL STUD	100	SF	\$	23.60	\$	2,832.00	0%	0%	\$ -
10	SP. COB + PAINT	12,244	SF	\$	14.16	\$	173,375.04	0%	0%	\$ -
11	7" CH. LATH	400	SF	\$	11.80	\$	5,758.40	0%	0%	\$ -
12	BATT INSULATION	7,602	SF	\$	1.18	\$	8,969.96	0%	0%	\$ -
13	WALL TILE + CEMENT BOARD	1,700	SF	\$	47.20	\$	84,104.00	0%	0%	\$ -
14	9"X10" WOOD WALL PANEL	400	SF	\$	50.00	\$	25,000.00	0%	0%	\$ -

00A	PAINT TO CONCRETE COLUMNS	207	MP	\$	5.00	\$	1,035.30	0%	0%	\$	-	0%	\$
00A	PAINT TO CMU WALLS	623	MP	\$	4.72	\$	2,940.56	0%	0%	\$	-	0%	\$
00B	PAINT TO EXPOSED STEEL COLUMN/DRAINAGE	120	LP	\$	23.60	\$	2,832.00	0%	0%	\$	-	0%	\$
FLOOR FINISHES													
1	SANDED & SEALED CONCRETE FLOOR, LEVEL, 1 FLAT	1,189	MP	\$	29.50	\$	35,046.00	0%	0%	\$	-	0%	\$
6	SANDED & SEALED CONCRETE FLOOR, LEVEL, 3 GRIND, SAND POLISHED	3,340	MP	\$	29.50	\$	92,866.00	0%	0%	\$	-	0%	\$
8	SANDED CONCRETE FLOOR W/ POLYURETHANE SEALER	1,189	MP	\$	29.50	\$	41,241.00	0%	0%	\$	-	0%	\$
01	CARPET TILE	980	MP	\$	8.26	\$	8,245.40	0%	0%	\$	-	0%	\$
5	LINOLEUM FLOORING, PATTERNED	226	MP	\$	14.18	\$	3,205.49	0%	0%	\$	-	0%	\$
01	WOOD FLOORING - SUBSTRATE	1,002	MP	\$	26.32	\$	26,376.64	0%	0%	\$	-	0%	\$
0B	WALL BASE - @ VINYL CARPET FLOOR	250	LP	\$	3.81	\$	952.85	0%	0%	\$	-	0%	\$
01	WALL BASE - @ SEALED CONCRETE FLOOR	702	LP	\$	5.90	\$	4,141.80	0%	0%	\$	-	0%	\$
01	WALL BASE - @ WOOD FLOORING	140	LP	\$	5.90	\$	826.00	0%	0%	\$	-	0%	\$
01	TILE BASE	100	LP	\$	47.20	\$	9,346.00	0%	0%	\$	-	0%	\$
CEILING FINISHES													
1	2 x 2 ACT T-BAR CEILING	1,170	MP	\$	11.10	\$	12,991.41	0%	0%	\$	-	0%	\$
01	2 x 4 ACT T-BAR CEILING	1,124	MP	\$	10.94	\$	13,388.05	0%	0%	\$	-	0%	\$
01	40" V ACOUSTIC PANEL ATTACHED TO US SLAB	680	MP	\$	19.21	\$	13,126.76	0%	0%	\$	-	0%	\$
01	WOOD GRISS CEILING SYSTEM	124	MP	\$	82.60	\$	10,254.11	0%	0%	\$	-	0%	\$
01	CWB CEILING - 12" METAL STUD FRAMES - BATT - UNDERSIDE NORTHWEST 3'x6' (UNDEVELOPED AREA)	100	MP	\$	47.20	\$	8,873.60	0%	0%	\$	-	0%	\$
0B	PAINT TO CWB CEILING	1,202	MP	\$	2.95	\$	3,781.80	0%	0%	\$	-	0%	\$
01	PAINT TO EXPOSED SLAB DECK	40	MP	\$	11.80	\$	472.00	0%	0%	\$	-	0%	\$
01	PAINT TO EXPOSED CEILING STRUCTURE/STRUCTURE DECK	3,000	MP	\$	1.18	\$	4,534.88	0%	0%	\$	-	0%	\$
VERTICAL SURFACES													
1	6" x 20" CA METAL STUD	1,003	MP	\$	47.20	\$	78,403.60	0%	0%	\$	-	0%	\$
01	50" CWB - PAINT	1,440	MP	\$	14.16	\$	20,385.60	0%	0%	\$	-	0%	\$
EXTERIOR SOFFIT FINISHES													
1	CEMENT PLASTER SOFFIT - STUD FRAMES	70	MP	\$	76.80	\$	5,322.40	0%	0%	\$	-	0%	\$
01	12" CEMENT PLASTER FASCIA	404	LP	\$	118.00	\$	57,112.00	0%	0%	\$	-	0%	\$
01	PAINT TO CEMENT PLASTER	302	MP	\$	4.13	\$	2,321.06	0%	0%	\$	-	0%	\$
01	PAINT TO US 2ND FLOOR SLAB DECK	2,095	MP	\$	1.18	\$	2,493.90	0%	0%	\$	-	0%	\$
01	PAINT TO 1ST 2ND FLOOR SLAB FASCIA	202	LP	\$	4.72	\$	953.44	0%	0%	\$	-	0%	\$
SPECIALTIES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
RESTROOM SPECIALTIES													
1	TOILET PARTITION, ADA	2	EA	\$	4,852.16	\$	9,704.32	0%	0%	\$	-	0%	\$
01	TOILET PARTITION, REG.	35	EA	\$	4,852.16	\$	48,521.60	0%	0%	\$	-	0%	\$
01	CRINAL SCREEN	1	EA	\$	1,097.40	\$	1,097.40	0%	0%	\$	-	0%	\$
01	ADA L-SHAPED GRAB BAR	3	EA	\$	293.03	\$	879.09	0%	0%	\$	-	0%	\$
01	COMBINATION RECESSED TOILET SEAT COVER	5	EA	\$	613.60	\$	3,068.00	0%	0%	\$	-	0%	\$
01	DIPENSER, WASTE DISPOSAL, & TOILET TISSUE DISPENSER/COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER	2	EA	\$	613.60	\$	1,227.20	0%	0%	\$	-	0%	\$
01	COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER PLUS RAPID DISPOSAL UNIT	6	EA	\$	613.60	\$	3,681.60	0%	0%	\$	-	0%	\$
01	AUTOMATIC WALL-MOUNTED SOAP DISPENSER	7	EA	\$	252.87	\$	1,770.12	0%	0%	\$	-	0%	\$
01	AUTOMATIC WARM AIR HAND DRYER, RECESSED	3	EA	\$	1,516.30	\$	4,548.90	0%	0%	\$	-	0%	\$
01	REVEALED EDGE MIRROR, ROUND TOP, 13 1/2" x 4 1/2"	8	EA	\$	1,019.52	\$	8,156.16	0%	0%	\$	-	0%	\$
01	BABY CHANGING STATION	3	EA	\$	1,590.64	\$	4,771.92	0%	0%	\$	-	0%	\$
MISC. SPECIALTIES													
1	COUNTER SINK ACCESSORIES, PER FIXTURE	6	EA	\$	590.00	\$	3,540.00	0%	0%	\$	-	0%	\$
01	FIRE EXTINGUISHER - RECESSED CABINET	5	EA	\$	1,180.00	\$	5,900.00	0%	0%	\$	-	0%	\$
01	SEALING - INT. EXT.	0.504	GSF	\$	2.48	\$	21,231.59	0%	0%	\$	-	0%	\$
01	EXTRA FOR EXTERIOR SEALING - 30 1/2" ILLUMINATED LETTERS TO READ "SHOWTHERM"	1	EA	\$	11,800.00	\$	11,800.00	0%	0%	\$	-	0%	\$
01	MISC. SPECIALTIES ALLOWANCE	0.504	GSF	\$	-	\$	-	0%	0%	\$	-	0%	\$
EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
EQUIPMENT													
1	ALL EQUIPMENT - N.C.C.			\$	-		0%	0%	\$	-	0%	\$	
FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
WINDOW SHADES													
1	WINDOW SHADES, MOTORIZED - ALLOWANCE	4,521	MP	\$	-		0%	0%	\$	-	0%	\$	
FURNISHINGS													
1	ALL FF & F - N.C.C.			\$	-		0%	0%	\$	-	0%	\$	
SPECIAL CONSTRUCTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
OUTDOOR DECK, PERISTYLE SYSTEM													
1	PAVERS ON PERISTYLE SYSTEM, COMPLETE	2,301	MP	\$	79.12	\$	180,098.82	1%	0%	\$	-	1%	\$ 2,500.00
OUTDOOR GREEN DECK													
1	FIBERGLASS POTS - SOL. - PLANTING	44	EA	\$	2,478.00	\$	109,032.00	2%	0%	\$	-	2%	\$ 2,500.00
CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
PASSENGER ELEVATOR													
1	ELEVATOR CAB, 2 STOP	1	EA	\$	160,480.00	\$	160,480.00	56%	0%	\$	-	56%	\$ 60,000.00
FIRE SUPPRESSION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
FIRE SPRINKLER SYSTEM													
1	FIRE SPRINKLER WET SYSTEM - RISER COMPLETE	0.504	GSF	\$	14.42	\$	123,489.45	15%	0%	\$	-	15%	\$ 10,750.00
PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
PLUMBING EQUIPMENT													
1	GAS-FIRED WATER HEATER, 80 GAL, 12000 BTU/H - SEISMIC ANCHORAGE - FLEX THRU ROOF	1	EA	\$	11,800.00	\$	11,800.00	0%	0%	\$	-	0%	\$
01	CIRCULATING PUMP, 12 GPM	1	EA	\$	2,360.00	\$	2,360.00	0%	0%	\$	-	0%	\$
01	EXPANSION TANK	1	EA	\$	1,770.00	\$	1,770.00	0%	0%	\$	-	0%	\$
01	ROUGH-INS AT	3	EA	\$	590.00	\$	1,770.00	0%	0%	\$	-	0%	\$
01	EXTRA FOR ROOFTOP EQUIPMENT PLATFORM TO EXISTING MECHANICAL WELL	5	EA	\$	590.00	\$	2,950.00	0%	0%	\$	-	0%	\$
PLUMBING FIXTURES													
1	WATER CLOSET, WALL HUNG	13	EA	\$	1,770.00	\$	23,410.00	3%	0%	\$	-	3%	\$ 750.00
01	URINAL	2	EA	\$	1,180.00	\$	2,360.00	6%	0%	\$	-	6%	\$ 150.00
01	LAVATORY SINK, WALL	8	EA	\$	1,180.00	\$	9,440.00	6%	0%	\$	-	6%	\$ 550.00
01	COUNTER SINK	6	EA	\$	1,180.00	\$	7,080.00	7%	0%	\$	-	7%	\$ 500.00
01	ROUGH-INS AT	29	EA	\$	590.00	\$	17,110.00	3%	0%	\$	-	3%	\$ 550.00
COLD WATER													
1	1/2" CW PIPE	364	LP	\$	47.20	\$	8,684.80	24%	14%	\$	1,250.00	38%	\$ 3,340.91
01	3/4" CW PIPE	210	LP	\$	59.00	\$	12,382.00	28%	10%	\$	1,250.00	38%	\$ 4,440.91
01	1" CW PIPE	10	LP	\$	70.80	\$	708.00	35%	0%	\$	-	35%	\$ 250.00
01	1 1/2" CW PIPE	270	LP	\$	94.40	\$	25,488.00	16%	3%	\$	1,250.00	21%	\$ 5,431.02
01	2" CW PIPE	28	LP	\$	118.00	\$	3,304.00	40%	0%	\$	-	40%	\$ 1,090.91
01	2 1/2" CW PIPE	32	LP	\$	147.50	\$	4,720.00	34%	0%	\$	-	34%	\$ 1,090.91
01	3" CW PIPE	52	LP	\$	177.00	\$	9,204.00	18%	14%	\$	1,250.00	34%	\$ 2,898.36
01	3" CW PIPE - BELOW GRADE	5	LP	\$	177.00	\$	885.00	33%	0%	\$	-	33%	\$ 265.46
01	WATER HAMMER ARRESTOR, 1/2"	2	EA	\$	590.00	\$	1,180.00	50%	0%	\$	-	50%	\$ 590.01
01	TRAP PRIMER	2	EA	\$	590.00	\$	1,180.00	50%	0%	\$	-	50%	\$ 590.01
01	WALL ACCESS PANEL	4	EA	\$	590.00	\$	2,360.00	40%	0%	\$	-	40%	\$ 1,090.91
HOT WATER													
1	1/2" HW PIPE	140	LP	\$	47.20	\$	6,608.00	45%	0%	\$	-	45%	\$ 3,000.00
01	3/4" HW PIPE	440	LP	\$	59.00	\$	25,960.00	19%	12%	\$	3,000.00	31%	\$ 6,000.00
01	PPE INSULATION, 1 1/2" PPE	140	LP	\$	5.90	\$	826.00	0%	0%	\$	-	0%	\$
01	PPE INSULATION, 3/4" PPE	440	LP	\$	7.68	\$	3,115.20	32%	0%	\$	-	32%	\$ 1,000.00
SANITARY FENDER & VENT													
1	1 1/2" VENT PIPE - WALL/CEILING	428	LP	\$	59.00	\$	25,252.00	67%	10%	\$	2,500.00	77%	\$ 19,437.93
01	2" VENT PIPE - WALL/CEILING	240	LP	\$	70.80	\$	16,992.00	59%	15%	\$	2,500.00	74%	\$ 12,562.92
01	3" VENT PIPE - WALL/CEILING	26	LP	\$	82.60	\$	1,652.00	34%	0%	\$	-	34%	\$ 562.93

04	ROA/P POWER CIRCUIT	70	LF	\$	76.70	\$	5,360.00	0%	0%	\$	-	0%	\$
05	ROA/P POWER CIRCUIT	50	LF	\$	63.72	\$	3,186.00	0%	0%	\$	-	0%	\$
06	ROA/P POWER CIRCUIT	70	LF	\$	52.62	\$	3,683.76	0%	0%	\$	-	0%	\$
07	ROA/P POWER CIRCUIT	200	LF	\$	46.02	\$	9,204.00	0%	0%	\$	-	0%	\$
08	ROA/P POWER CIRCUIT	50	LF	\$	42.48	\$	2,124.00	0%	0%	\$	-	0%	\$
09	ROA/P POWER CIRCUIT	300	LF	\$	35.68	\$	12,845.92	0%	0%	\$	-	0%	\$
0A	ROOF EXHAUST FAN POWER	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$
0B	CIRCULATING PUMP POWER	1	EA	\$	295.00	\$	295.00	0%	0%	\$	-	0%	\$
0C	ELECTRIC HAND DRYER POWER	4	EA	\$	295.00	\$	1,180.00	0%	0%	\$	-	0%	\$
0D	EXT. WALL PENETRATION - 1/2" CONDUIT	1	EA	\$	118.00	\$	118.00	0%	0%	\$	-	0%	\$
0E	ROOF PENETRATION - 3/4" CONDUIT		\$	-				0%	0%	\$	-	0%	\$
F													
LIGHTING													
1	L1 - 2x2 LAY-IN LED FIXTURE, 40W	25	EA	\$	708.00	\$	17,700.00	7%	0%	\$	-	7%	\$ 1,239.00
2	L3 - 121 PENDANT INDIRECT LED, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
3	L3 - 121 PENDANT INDIRECT LED, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
4	L3 - 201 PENDANT INDIRECT LED, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
5	L4 - 201 SURFACE WALL WASHER, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
6	L4 - 201 SURFACE WALL WASHER, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
7	L4 - 401 SURFACE WALL WASHER, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
8	L4A - 751 SUSPENDED WALL WASHER, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
9	L5 - 41 PENDANT INDIRECT LED, 180/FT	11	EA	\$	708.00	\$	9,204.00	7%	0%	\$	-	7%	\$ 609.78
A	L5 - 41 PENDANT INDIRECT LED, 180/FT	3	EA	\$	708.00	\$	2,124.00	29%	71%	\$	1,514.24	100%	\$ 2,124.00
B	L5 - 101 PENDANT INDIRECT LED, 180/FT	2	EA	\$	708.00	\$	1,416.00	43%	57%	\$	806.24	100%	\$ 1,416.00
C	L5 - 101 PENDANT INDIRECT LED, 180/FT	3	EA	\$	708.00	\$	2,124.00	29%	71%	\$	1,514.24	100%	\$ 2,124.00
D	L5 - 201 PENDANT INDIRECT LED, 180/FT	3	EA	\$	708.00	\$	2,124.00	29%	71%	\$	1,514.24	100%	\$ 2,124.00
E	L7 - RECESSED DOWNLIGHT, 17W	7	EA	\$	708.00	\$	4,956.00	12%	88%	\$	4,346.24	100%	\$ 4,956.00
F	L8 - SURFACE MOUNT LED FIXTURE, 12W	34	EA	\$	708.00	\$	9,912.00	6%	0%	\$	-	6%	\$ 609.78
G	L12 - 1' x 4' 6" PENDANT GLOBE FIXTURE, 18W	30	EA	\$	708.00	\$	7,080.00	9%	0%	\$	-	9%	\$ 609.78
H	L13 - PENDANT LED CYLINDER, 12W	2	EA	\$	708.00	\$	1,416.00	43%	57%	\$	806.24	100%	\$ 1,416.00
I	L14 - 751 RECESSED LED LINEAR SLIT, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
J	L14 - 101 RECESSED LED LINEAR SLIT, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
K	L14 - 301 RECESSED LED LINEAR SLIT, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
L	L14A - 531 RECESSED LED LINEAR SLIT, 180/FT	2	EA	\$	708.00	\$	1,416.00	43%	57%	\$	806.24	100%	\$ 1,416.00
M	L14A - 71 RECESSED LED LINEAR SLIT, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
N	L14A - 101 RECESSED LED LINEAR SLIT, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
O	L14A - 141 RECESSED LED LINEAR SLIT, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
P	L14A - 201 RECESSED LED LINEAR SLIT, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
Q	L14B - 01 RECESSED LINEAR W/ NARROW BEAM, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
R	L14B - 01 RECESSED LINEAR W/ NARROW BEAM, 180/FT	1	EA	\$	708.00	\$	708.00	86%	14%	\$	98.24	100%	\$ 708.00
S	L16 - 180/180 BOLLARD FIXTURE W/ BASE, 18W	34	EA	\$	708.00	\$	9,912.00	6%	0%	\$	-	6%	\$ 609.78
T	L18 - EXTERIOR SPROWN WALL LIGHT, 20W	3	EA	\$	708.00	\$	2,124.00	29%	71%	\$	1,514.24	100%	\$ 2,124.00
U	L20 - WALL SURFACE TOP SCENE, 0W	7	EA	\$	708.00	\$	4,956.00	12%	73%	\$	3,617.54	85%	\$ 4,227.30
V	LED EXIT FIXTURE - ALLOWANCE	8	EA	\$	708.00	\$	5,664.00	11%	0%	\$	-	11%	\$ 609.78
W	LIGHTING FIXTURE TO STORAGE ROOM 120	2	EA	\$	708.00	\$	1,416.00	43%	57%	\$	806.24	100%	\$ 1,416.00
X	JUNCTION BOULDER BOX	35	EA	\$	65.61	\$	2,296.28	27%	73%	\$	1,686.52	100%	\$ 2,296.28
Y	SWITCH, SINGLE	2	EA	\$	118.00	\$	236.00	0%	100%	\$	236.00	100%	\$ 236.00
Z	DIMMER SWITCH, 2-GANG	5	EA	\$	389.40	\$	1,947.00	31%	69%	\$	1,337.24	100%	\$ 1,947.00
AA	DIMMER SWITCH, 1-GANG	2	EA	\$	568.10	\$	1,136.20	52%	48%	\$	558.44	100%	\$ 1,168.20
AB	VACANCY SENSOR - WALL	11	EA	\$	175.82	\$	1,934.02	32%	68%	\$	1,324.26	100%	\$ 1,934.02
AC	VACANCY SENSOR - CEILING	11	EA	\$	549.88	\$	6,048.68	10%	0%	\$	-	10%	\$ 609.78
AD	SWITCHPACK - CEILING	11	EA	\$	704.46	\$	7,749.06	8%	0%	\$	-	8%	\$ 609.78
AE	INTERIOR PROTECT - CEILING	3	EA	\$	549.88	\$	1,649.64	37%	63%	\$	1,039.88	100%	\$ 1,649.64
AF	BRANCH LIGHTING CIRCUIT, EXT CONDUIT CU WIRES	3,210	LF	\$	26.18	\$	84,051.28	1%	0%	\$	-	1%	\$ 609.78
G													
MISC. ELECTRICALS													
1	MISC. ELECTRICAL SYSTEM	8,964	GSF	\$	-	\$	-	0%	0%	\$	-	0%	\$ -
2	TESTING	1	LS	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$ -
3	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN (OR BIDDING)	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$ -
COMMUNICATIONS (3RD FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
1. SIGNAL SYSTEM													
1	TELEPHONE DATA W/ (2) 8P W/ROOM	8,964	GSF	\$	7.67	\$	65,861.80	4%	0%	\$	-	4%	\$ 2,520.00
2	EXTRA FOR MAIN PATHWAY - MEW TO REF	380	LF	\$	41.30	\$	9,920.00	0%	0%	\$	-	0%	\$ -
3	EXTRA FOR MAIN PATHWAY - MEW TO REF	100	LF	\$	76.70	\$	9,204.00	0%	0%	\$	-	0%	\$ -
4	PUBLIC ADDRESS/CLOCK	8,964	GSF	\$	1.48	\$	10,165.52	0%	0%	\$	-	0%	\$ -
5	AUDIO-VISUAL SYSTEM	8,964	GSF	\$	3.54	\$	30,116.54	0%	0%	\$	-	0%	\$ -
6	CTV	8,964	GSF	\$	3.54	\$	30,116.54	0%	0%	\$	-	0%	\$ -
7	MISC. TESTING	1	LS	\$	206.50	\$	206.50	0%	0%	\$	-	0%	\$ -
ELECTRONIC SAFETY & SECURITY (3RD FLOOR WEST & 2ND FLOOR BUILDING ADDITION)													
1. FIRE ALARM													
1	FIRE ALARM SYSTEM W/ VOICE AMPLIFIER & REMOTE POWER SUPPLY, COMPLETE	8,964	GSF	\$	11.80	\$	101,055.20	30%	0%	\$	-	30%	\$ 30,000.00
2. SECURITY													
1	SECURITY SYSTEM, COMPLETE	8,964	GSF	\$	14.16	\$	121,286.24	0%	0%	\$	-	0%	\$ -
APPROVED CHANGE ORDERS													
CHANGE ORDER 001	Addressed item(s) according to PI Report	1	LS	\$	127,865.00	\$	127,865.00	100%	0%	\$	-	100%	\$ 127,865.00
CHANGE ORDER 002	proper removal of existing cabinetry, exploratory demolition and investigation to determine source of water intrusion has existing bldg, proper removal and disposal of 2 dumpsters, address concrete slab, ceiling, floor finishes, and wall finish	1	LS	\$	82,063.17	\$	82,063.17	100%	0%	\$	-	100%	\$ 82,063.17
CHANGE ORDER 003	demolish of Four Beams (H) (translucent) connection to Panel E, including cutting & patching concrete slab on grade, Existing Beams Drain Line additional line and connection (10) (Bollards at the end of line	1	LS	\$	47,788.54	\$	47,788.54	100%	0%	\$	-	100%	\$ 47,788.54
CHANGE ORDER 004	Added doors & grating (South of Existing 144), roof doors, additional substructure, demograting, additional roof penetrations, etc. also at kitchen wall	1	LS	\$	78,958.29	\$	78,958.29	100%	0%	\$	-	100%	\$ 78,958.29
CHANGE ORDER 005	Added structural columns, address mechanical equipment, additional door frames, walls, counters, remodeling kitchen pk flooring and others, additional lighting equipment, additional door opening, existing structure flooring, and repairing some damage occurred.	1	LS	\$	73,946.75	\$	73,946.75	100%	0%	\$	-	100%	\$ 73,946.75
CHANGE ORDER 006		1	LS	\$	73,375.78	\$	73,375.78	0%	100%	\$	73,375.78	100%	\$ 73,375.78
TOTAL CONTRACT PRICE							\$ 14,843,397.53			\$ 680,395.80			\$ 5,990,881.36
TOTAL													
										LESS RETENTION	\$ 34,018.79		\$ 295,544.07
										LESS PREVIOUSLY PAID	\$ -		\$ 5,044,961.28
										TOTAL AMOUNT DUE	\$ 646,376.01		\$ 646,376.01

TOTAL AMOUNT DUE FOR THIS 90 PROGRESS PAYMENT:

ACCOUNT #:

PCW2046

646,376.01

German Franco
German Franco
Project Engineer

TO OWNER:

City of Hawthorne
4455 W. 126th Street
Hawthorne, CA, 90250

PROJECT:

City of Hawthorne New Senior Center

APPLICATION NO:

9

Distribution to:

☐

OWNER

☐

CM

☐

ARCHITECT☐☐

PERIOD FROM:

10/1/2025

PERIOD TO:

10/31/2025

FROM CONTRACTOR:

PCN3, INC.
10591 Humbolt Street, Unit A
Los Alamitos, CA, 90720

VIA CONSTRUCTION MANAGER:

PROJECT NOS:

24-03

CONTRACT NO:

24-03

CONTRACT DATE:

8/28/2024

CONTRACT FOR: 24-03

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	14,445,000.00
2. Net change by Change Orders	573,744.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	15,018,744.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	5,990,881.36
5. RETAINAGE:	
a. 5 % of Work Completed (Column D + E on G703)	\$ 299,544.07
b. 5 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	299,544.07
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	5,691,337.29
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	5,044,961.28
8. CURRENT PAYMENT DUE	646,376.01
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	9,327,406.71

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 573,744	\$ -
Total approved this Month	\$0.00	\$ -
TOTALS	\$ 573,744	\$ -
NET CHANGES by Change Order	\$ 573,744	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:PCN3, INC.

By: _____ Date: _____

State of: CaliforniaCounty of:

Subscribed and sworn to before me this _____ day of _____

Notary Public:

My Commission expires:

PM'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 646,376

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

Project Manager:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONSTRUCTION MANAGER:

By: _____

Project Manager

PCN3, INC.
10591 Humbolt Street, Unit A
Los Alamitos, CA, 90720

City of Hawthorne New Senior Center

CITY OF Hawthorne

Schedule of Values

APPLICATION NUMBER: 9

APPLICATION DATE: 10/31/2025

PERIOD TO: 10/31/2025

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E			F			G		H	I
			TOTAL BILLED		THIS PERIOD	MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%		
PREVIOUS APPLICATIONS	PRIOR STORED	CURRENT STORED	TOTAL STORED											
1.00	EXISTING CONDITIONS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00			
1.a	DEMO @ SENIOR CENTER SITE (HAULING INCLUDED)	38,406.64	38,406.64	0.00	0.00	0.00	\$0.00	\$38,406.64	100%	\$0.00	\$1,920.33			
1.b	DEMO @ EAST PARKING LOT (HAULING INCLUDED)	47,072.56	47,072.56	0.00	0.00	0.00	\$0.00	\$47,072.56	100%	\$0.00	\$2,353.63			
1.c	DEMO @ NORTH PARKING LOT (HAULING INCLUDED)	32,013.40	32,013.40	0.00	0.00	0.00	\$0.00	\$32,013.40	100%	\$0.00	\$1,600.67			
1.d	MISC. SITE DEMO	8,260.00	8,260.00	0.00	0.00	0.00	\$0.00	\$8,260.00	100%	\$0.00	\$413.00			
2.00	EARTHWORK: SITE PREPARATION (SITEWORK)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00			
2.a	SITE CLEARING	20,731.42	20,731.42	0.00	0.00	0.00	\$0.00	\$20,731.42	100%	\$0.00	\$1,036.57			
2.b	ROUGH GRADING	41,462.84	41,462.84	0.00	0.00	0.00	\$0.00	\$41,462.84	100%	\$0.00	\$2,073.14			
2.c	RAW CUT - PER C.E. QUANTITY	2,147.60	2,147.60	0.00	0.00	0.00	\$0.00	\$2,147.60	100%	\$0.00	\$107.38			
2.d	FINE GRADING	52,204.38	25,000.00	0.00	0.00	0.00	\$0.00	\$25,000.00	48%	\$27,204.38	\$1,250.00			
2.e	BUILDING PAD OVEREXCAVATION - WEST ADDITION	66,599.20	66,599.20	0.00	0.00	0.00	\$0.00	\$66,599.20	100%	\$0.00	\$3,329.96			
2.f	BUILDING PAD OVEREXCAVATION - EXTENDED SLAB	10,431.20	10,431.20	0.00	0.00	0.00	\$0.00	\$10,431.20	100%	\$0.00	\$521.56			
2.g	SCARIFY & COMPACT U/S PAVING	11,756.34	11,756.34	0.00	0.00	0.00	\$0.00	\$11,756.34	100%	\$0.00	\$587.82			
2.h	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	16,726.50	16,726.50	0.00	0.00	0.00	\$0.00	\$16,726.50	100%	\$0.00	\$836.33			
2.i	EROSION CONTROL	31,097.13	31,097.13	0.00	0.00	0.00	\$0.00	\$31,097.13	100%	\$0.00	\$1,554.86			
3.00	EXTERIOR IMPROVEMENTS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00			
3.a.I	SENIOR CENTER SITE - HARDSCAPE	139,670.70	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$139,670.70	\$0.00			
3.a.II	SENIOR CENTER SITE - BRICK PAVERS	121,197.80	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$118,697.80	\$125.00			
3.a.III	SENIOR CENTER SITE - LANDSCAPE	197,109.89	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$197,109.89	\$0.00			
3.a.IV	SENIOR CENTER SITE - SITE WALLS	43,660.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$43,660.00	\$0.00			
3.a.V	SENIOR CENTER SITE - ORNAMENTAL STEEL FENCING & GATES	106,412.40	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$106,412.40	\$0.00			
3.b	EAST PARKING LOT	109,801.36	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$109,801.36	\$0.00			
3.C	NORTH PARKING LOT	69,844.20	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$69,844.20	\$0.00			
3.d	SIGNAGE	1,180.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$1,180.00	\$0.00			
4.00	UTILITIES (SITEWORK)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00			
4.a	STORM DRAINS	135,924.20	135,924.20	0.00	0.00	0.00	\$0.00	\$135,924.20	100%	\$0.00	\$6,796.21			
4.b	FIRE WATER	203,904.00	203,904.00	0.00	0.00	0.00	\$0.00	\$203,904.00	100%	\$0.00	\$10,195.20			
4.c	SANITARY SEWER	37,288.00	37,288.00	0.00	0.00	0.00	\$0.00	\$37,288.00	100%	\$0.00	\$1,864.40			
4.d	NATURAL GAS	5,900.00	5,900.00	0.00	0.00	0.00	\$0.00	\$5,900.00	100%	\$0.00	\$295.00			
4.e	PRIMARY/SECONDARY POWER SERVICE	102,424.00	50,000.00	0.00	0.00	0.00	\$0.00	\$50,000.00	49%	\$52,424.00	\$2,500.00			
4.f	ELECTRIC VEHICLE CHARGING STATION	43,365.00	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	23%	\$33,365.00	\$500.00			
4.g	SITE LIGHTING	47,200.00	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	21%	\$37,200.00	\$500.00			
4.h	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$1,180.00	\$0.00			
5.00	EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00			
5.a	SELECTIVE BUILDING DEMOLITION (HAULING INCLUDED)	292,287.18	292,287.18	0.00	0.00	0.00	\$0.00	\$292,287.18	100%	\$0.00	\$14,614.36			
5.b	PLUMBING DEMOLITION	4,814.40	4,814.40	0.00	0.00	0.00	\$0.00	\$4,814.40	100%	\$0.00	\$240.72			
5.c	HVAC DEMOLITION	9,086.00	9,086.00	0.00	0.00	0.00	\$0.00	\$9,086.00	100%	\$0.00	\$454.30			
5.d	ELECTRICAL DEMOLITION	48,757.60	48,757.60	0.00	0.00	0.00	\$0.00	\$48,757.60	100%	\$0.00	\$2,437.88			
6.00	CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00			
6.a	FOUNDATION - INCLUDED PER SEPARATE ADDITION	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00			
6.b	ELEVATOR	208,904.34	208,904.34	0.00	0.00	0.00	\$0.00	\$208,904.34	100%	\$0.00	\$10,445.22			

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
6.c	SLAB-ON-GRADE/CURBS	99,426.80	99,426.80	0.00	0.00	0.00	\$0.00	\$99,426.80	100%	\$0.00	\$4,971.34
7.00	MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7.a	EXTERIOR CMU WALL	40,419.72	40,419.72	0.00	0.00	0.00	\$0.00	\$40,419.72	100%	\$0.00	\$2,020.99
7.b	INTERIOR CMU WALL	154,374.68	154,374.68	0.00	0.00	0.00	\$0.00	\$154,374.68	100%	\$0.00	\$7,718.73
8.00	METALS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8.a	PERFORATED METAL PANEL SYSTEM	186,381.00	111,000.00	0.00	0.00	0.00	\$0.00	\$111,000.00	60%	\$75,381.00	\$5,550.00
8.b	MISC. METALS	11,800.00	1,180.00	0.00	0.00	0.00	\$0.00	\$1,180.00	10%	\$10,620.00	\$59.00
9	CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
9.a	FINISH CARPENTRY	166,675.00	5,000.00	0.00	0.00	0.00	\$0.00	\$5,000.00	3%	\$161,675.00	\$250.00
9.b	ROUGH CARPENTRY	228,092.23	170,000.00	0.00	0.00	0.00	\$0.00	\$170,000.00	75%	\$58,092.23	\$8,500.00
10	THERMAL & MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10.a	ROOFING	186,857.25	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	5%	\$176,857.25	\$500.00
10.b	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11	OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11.a	EXTERIOR DOORS + H.W.	49,678.00	27,500.00	7,250.00	0.00	0.00	\$0.00	\$34,750.00	70%	\$14,928.00	\$1,737.50
11.b	WINDOWS	227,364.76	17,500.00	0.00	0.00	0.00	\$0.00	\$17,500.00	8%	\$209,864.76	\$875.00
11.c	DOORS + H.W.	100,250.44	60,000.00	10,000.00	0.00	0.00	\$0.00	\$70,000.00	70%	\$30,250.44	\$3,500.00
11.d	WINDOWS	16,903.50	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	15%	\$14,403.50	\$125.00
12.00	FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12.a	EXTERIOR WALLS	167,562.36	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$167,562.36	\$0.00
12.b	INTERIOR WALLS	343,807.16	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$343,807.16	\$0.00
12.c	FLOOR FINISHES	150,590.42	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$150,590.42	\$0.00
12.d	CEILING FINISHES	203,943.81	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$203,943.81	\$0.00
12.e	VERTICAL SOFFITS	53,764.20	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$53,764.20	\$0.00
12.f	EXTERIOR SOFFIT	738.68	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$738.68	\$0.00
13	SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13.a	RESTROOM SPECIALTIES	33,722.04	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$33,722.04	\$0.00
13.b	MISC. SPECIALTIES	24,965.02	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$24,965.02	\$0.00
14	ALL EQUIPMENT - N.I.C.	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15	FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15.a	WINDOW SHADES	23,564.60	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$23,564.60	\$0.00
15.b	FURNISHINGS - ALL FF & E - N.I.C.	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16	SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION) - THIS SECTION NOT APPLICABLE	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
17	CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18	FIRE SUPPRESSION (EXISTING BUILDING RENOVATION + EXTENSION)	121,240.00	12,000.00	0.00	0.00	0.00	\$0.00	\$12,000.00	10%	\$109,240.00	\$600.00
19	PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19.a	PLUMBING EQUIPMENT - INCLUDED PER SEPARATE ADDITION ESTIMATE	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19.b	PLUMBING FIXTURES	34,220.00	3,500.00	0.00	0.00	0.00	\$0.00	\$3,500.00	10%	\$30,720.00	\$175.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
19.c	COLD WATER	37,771.80	13,000.00	3,000.00	0.00	0.00	\$0.00	\$16,000.00	42%	\$21,771.80	\$800.00
19.d	HOT WATER	21,428.80	3,000.00	3,000.00	0.00	0.00	\$0.00	\$6,000.00	28%	\$15,428.80	\$300.00
19.e	SANITARY SEWER & VENT	62,315.80	45,500.00	2,500.00	0.00	0.00	\$0.00	\$48,000.00	77%	\$14,315.80	\$2,400.00
19.f	CONDENSATE DRAINS	22,007.00	500.00	500.00	0.00	0.00	\$0.00	\$1,000.00	5%	\$21,007.00	\$50.00
19.g	ROOF DRAINS - SEE DIVISION 7 FOR GUTTER & DOWNSPOUT	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19.h	NATURAL GAS	3,352.14	1,000.00	500.00	0.00	0.00	\$0.00	\$1,500.00	45%	\$1,852.14	\$75.00
20	HVAC (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
20.a	ROOFTOP AC UNIT	115,223.46	4,500.00	70,000.00	0.00	0.00	\$0.00	\$74,500.00	65%	\$40,723.46	\$3,725.00
20.b	VRF SPLIT SYSTEM	92,712.60	4,500.00	56,000.00	0.00	0.00	\$0.00	\$60,500.00	65%	\$32,212.60	\$3,025.00
20.c	MINI SPLIT SYSTEM	30,326.00	3,000.00	15,250.00	0.00	0.00	\$0.00	\$18,250.00	60%	\$12,076.00	\$912.50
20.d	EXHAUST FAN	2,861.50	300.00	1,000.00	0.00	0.00	\$0.00	\$1,300.00	45%	\$1,561.50	\$65.00
20.e	CONTROLS	11,363.40	1,000.00	0.00	0.00	0.00	\$0.00	\$1,000.00	9%	\$10,363.40	\$50.00
20.f	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$1,180.00	\$0.00
21	ELECTRICAL (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
21.a	ELECTRICAL EQUIPMENT & PANELS	42,480.00	32,000.00	0.00	0.00	0.00	\$0.00	\$32,000.00	75%	\$10,480.00	\$1,600.00
21.b	PANEL "K" FEEDER	16,862.20	13,500.00	0.00	0.00	0.00	\$0.00	\$13,500.00	80%	\$3,362.20	\$675.00
21.c	BRANCH POWER	32,579.56	25,000.00	0.00	0.00	0.00	\$0.00	\$25,000.00	77%	\$7,579.56	\$1,250.00
21.d	HVAC/PLUMBING EQUIPMENT POWER	89,028.99	20,000.00	0.00	0.00	0.00	\$0.00	\$20,000.00	22%	\$69,028.99	\$1,000.00
21.e	LIGHTING	111,156.00	5,000.00	55,000.00	0.00	0.00	\$0.00	\$60,000.00	54%	\$51,156.00	\$3,000.00
21.f	EXT	305,717.82	55,000.00	65,000.00	0.00	0.00	\$0.00	\$120,000.00	39%	\$185,717.82	\$6,000.00
21.g	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$1,180.00	\$0.00
22	COMMUNICATIONS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
22.a	SIGNAL SYSTEM	139,118.66	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$136,618.66	\$125.00
23	ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
23.a	FIRE ALARM	99,214.40	20,000.00	0.00	0.00	0.00	\$0.00	\$20,000.00	20%	\$79,214.40	\$1,000.00
23.b	SECURITY	119,057.28	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$119,057.28	\$0.00
24.00	EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
24.a	EAST COURT	25,315.72	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$25,315.72	\$0.00
25	EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION) - SEE SEPARATE SITEWORK FOR SITE DEMOLITION	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
26	CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
26.a	FOUNDATION	186,440.00	186,440.00	0.00	0.00	0.00	\$0.00	\$186,440.00	100%	\$0.00	\$9,322.00
26.b	SLAB-ON-GRADE/CURBS	97,168.28	97,168.28	0.00	0.00	0.00	\$0.00	\$97,168.28	100%	\$0.00	\$4,858.41
26.c	CONCRETE COLUMN	246,030.00	246,030.00	0.00	0.00	0.00	\$0.00	\$246,030.00	100%	\$0.00	\$12,301.50
26.d	SUSPENDED CONCRETE SLAB & BEAMS	770,999.02	580,000.00	190,999.02	0.00	0.00	\$0.00	\$770,999.02	100%	\$0.00	\$38,549.95
26.e	MISC. CONCRETE	7,021.00	0.00	7,021.00	0.00	0.00	\$0.00	\$7,021.00	100%	\$0.00	\$351.05
27	MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
27.a	EXTERIOR CMU WALL	311,367.78	311,367.78	0.00	0.00	0.00	\$0.00	\$311,367.78	100%	\$0.00	\$15,568.39
28	METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
28.a	STRUCTURAL STEEL	358,039.14	160,000.00	20,000.00	0.00	0.00	\$0.00	\$180,000.00	50%	\$178,039.14	\$9,000.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
28.b	EXTERIOR METAL STAIR	108,896.30	16,000.00	0.00	0.00	0.00	\$0.00	\$16,000.00	15%	\$92,896.30	\$800.00
28.c	METAL PAN STAIR, INTERIOR	206,183.76	15,000.00	0.00	0.00	0.00	\$0.00	\$15,000.00	7%	\$191,183.76	\$750.00
28.d	EXTERIOR SCREEN SYSTEM	1,020,169.00	420,000.00	0.00	0.00	0.00	\$0.00	\$420,000.00	41%	\$600,169.00	\$21,000.00
28.e	MISC. METALS	187,195.20	18,000.00	18,000.00	0.00	0.00	\$0.00	\$36,000.00	19%	\$151,195.20	\$1,800.00
29.00	CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
29.a	FINISH CARPENTRY	149,270.00	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$146,770.00	\$125.00
29.b	ROUGH CARPENTRY	232,353.80	57,500.00	0.00	0.00	0.00	\$0.00	\$57,500.00	25%	\$174,853.80	\$2,875.00
30.00	THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
30.a	ROOFING	135,812.34	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$133,312.34	\$125.00
30.b	WATERPROOFING	97,783.59	1,500.00	0.00	0.00	0.00	\$0.00	\$1,500.00	2%	\$96,283.59	\$75.00
30.c	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
31	OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
31.a	EXTERIOR DOORS + H.W.	44,958.00	15,000.00	10,000.00	0.00	0.00	\$0.00	\$25,000.00	56%	\$19,958.00	\$1,250.00
31.b	EXTERIOR WINDOWS	149,067.13	22,500.00	0.00	0.00	0.00	\$0.00	\$22,500.00	15%	\$126,567.13	\$1,125.00
31.c	INTERIOR DOORS + H.W.	100,250.44	35,000.00	25,000.00	0.00	0.00	\$0.00	\$60,000.00	60%	\$40,250.44	\$3,000.00
31.d	INTERIOR WINDOWS	16,903.50	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	15%	\$14,403.50	\$125.00
32	FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
32.a	EXTERIOR WALLS	669,247.62	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$669,247.62	\$0.00
32.b	INTERIOR WALLS	492,469.46	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$492,469.46	\$0.00
32.c	FLOOR FINISHES	224,244.86	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$224,244.86	\$0.00
32.d	CEILING FINISHES	107,511.85	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$107,511.85	\$0.00
32.e	VERTICAL SOFFITS	98,997.28	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$98,997.28	\$0.00
32.f	EXTERIOR SOFFIT/FASCIA	68,864.80	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$68,864.80	\$0.00
33	SPECIALTIES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
33.a	RESTROOM SPECIALTIES	87,426.31	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$87,426.31	\$0.00
33.b	MISC. SPECIALTIES	42,461.59	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$42,461.59	\$0.00
34	EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION) - N.I.C	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
35.00	FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
35.a	WINDOW SHADES, MOTORIZED - ALLOWANCE	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
35.b	FURNISHINGS - N.I.C.	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
36	SPECIAL CONSTRUCTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
36.a	OUTDOOR DECK PEDESTAL SYSTEM	188,698.82	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	1%	\$186,198.82	\$125.00
36.b	OUTDOOR GREEN DECK	109,032.00	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$106,532.00	\$125.00
37.00	CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
37.a	PASSENGER ELEVATOR	160,480.00	90,000.00	0.00	0.00	0.00	\$0.00	\$90,000.00	56%	\$70,480.00	\$4,500.00
38.00	FIRE SUPPRESSION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
38.a	FIRE SPRINKLER SYSTEM	123,489.45	18,750.00	0.00	0.00	0.00	\$0.00	\$18,750.00	15%	\$104,739.45	\$937.50
39	PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
39.a	PLUMBING EQUIPMENT	20,650.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$20,650.00	\$0.00
39.b	PLUMBING FIXTURES	59,000.00	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	4%	\$56,500.00	\$125.00
39.c	COLD WATER	70,575.80	17,500.00	5,000.00	0.00	0.00	\$0.00	\$22,500.00	32%	\$48,075.80	\$1,125.00
39.d	HOT WATER	36,509.20	9,000.00	3,000.00	0.00	0.00	\$0.00	\$12,000.00	33%	\$24,509.20	\$600.00
39.e	SANITARY SEWER & VENT	94,588.80	60,000.00	10,000.00	0.00	0.00	\$0.00	\$70,000.00	74%	\$24,588.80	\$3,500.00
39.f	CONDENSATE DRAINS	19,765.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$19,765.00	\$0.00
39.g	ROOF DRAINS	4,845.55	0.00	4,000.00	0.00	0.00	\$0.00	\$4,000.00	83%	\$845.55	\$200.00
40.00	HVAC (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
40.a	VRF SPLIT SYSTEM	232,029.30	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	4%	\$222,029.30	\$500.00
40.b	MINI SPLIT SYSTEM	9,440.00	500.00	0.00	0.00	0.00	\$0.00	\$500.00	5%	\$8,940.00	\$25.00
40.c	EXHAUST FAN	19,169.10	1,000.00	0.00	0.00	0.00	\$0.00	\$1,000.00	5%	\$18,169.10	\$50.00
41	ELECTRICAL (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
41.a	ELECTRICAL EQUIPMENT	25,665.00	13,000.00	0.00	0.00	0.00	\$0.00	\$13,000.00	51%	\$12,665.00	\$650.00
41.b	PANEL BOARD	12,390.00	6,000.00	0.00	0.00	0.00	\$0.00	\$6,000.00	48%	\$6,390.00	\$300.00
41.c	SECONDARY FEEDER	53,336.00	53,336.00	0.00	0.00	0.00	\$0.00	\$53,336.00	100%	\$0.00	\$2,666.80
41.d	BRANCH POWER	45,496.08	22,000.00	0.00	0.00	0.00	\$0.00	\$22,000.00	48%	\$23,496.08	\$1,100.00
41.e	HVAC/PLUMBING EQUIPMENT POWER	44,092.12	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$44,092.12	\$0.00
41.f	LIGHTING	201,952.16	25,000.00	25,000.00	0.00	0.00	\$0.00	\$50,000.00	25%	\$151,952.16	\$2,500.00
41.g	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$1,180.00	\$0.00
42	COMMUNICATIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
42.a	SIGNAL SYSTEM	155,747.02	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$153,247.02	\$125.00
43.00	ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)		0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
43.a	FIRE ALARM	101,055.20	30,000.00	0.00	0.00	0.00	\$0.00	\$30,000.00	30%	\$71,055.20	\$1,500.00
43.b	SECURITY	121,266.24	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$121,266.24	\$0.00
		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	Change orders	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
1	Change order #1 - Abatement	137,865.00	137,865.00	0.00	0.00	0.00	\$0.00	\$137,865.00	100%	\$0.00	\$6,893.25
2	Change order #2 - Extra interior demo	74,270.00	74,270.00	0.00	0.00	0.00	\$0.00	\$74,270.00	100%	\$0.00	\$3,713.50
3		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
4		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
5	Change order #5 - removal and disposal of 2 subpanels	4,121.65	4,121.65	0.00	0.00	0.00	\$0.00	\$4,121.65	100%	\$0.00	\$206.08
6		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7	Change Order # 7 - Structural Columns Clarification	37,075.78	3,700.00	33,375.78	0.00	0.00	\$0.00	\$37,075.78	100%	\$0.00	\$1,853.79
8	Change order # 8 - exploratory work for water intrusion	1,671.86	1,671.86	0.00	0.00	0.00	\$0.00	\$1,671.86	100%	\$0.00	\$83.59
9	Change Order #9 - Voltage Reading	8,399.33	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$8,399.33	\$0.00
10	Change order #10 - Removal of cabinetry	1,999.66	1,999.66	0.00	0.00	0.00	\$0.00	\$1,999.66	100%	\$0.00	\$99.98
11		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13	Change Order #13 - Added Demolition & Grading - South Of Existing Building	62,452.85	32,452.85	0.00	0.00	0.00	\$0.00	\$32,452.85	52%	\$30,000.00	\$1,622.64
14		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16	Change order #16 - Storm drain	27,060.80	27,060.80	0.00	0.00	0.00	\$0.00	\$27,060.80	100%	\$0.00	\$1,353.04
17		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
19	Change Order #19 - Hose Bibb Clarification	1,081.73	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$1,081.73	\$0.00
20	Change order #20 - Electrical Floor Boxes	20,727.74	20,727.74	0.00	0.00	0.00	\$0.00	\$20,727.74	100%	\$0.00	\$1,036.39
21		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
22		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
23		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
24		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
25		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
26		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
27	Change Order #27 - Post Bid Addendum 1 - Mechanical Changes	25,413.19	12,650.00	0.00	0.00	0.00	\$0.00	\$12,650.00	50%	\$12,763.19	\$632.50
28		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
29		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
30	Change Order #30 - Existing Communications Conduit	2,177.74	2,177.74	0.00	0.00	0.00	\$0.00	\$2,177.74	100%	\$0.00	\$108.89
31		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
32	Change Order #32 - ASI 014 Roof Demolition Scope Clarification	25,355.20	25,355.20	0.00	0.00	0.00	\$0.00	\$25,355.20	100%	\$0.00	\$1,267.76
33	Change Order #33 - Clarification of Demolition Scope in between Senior Center and Memorial Center	7,682.43	7,682.43	0.00		0.00	\$0.00	\$7,682.43	100%	\$0.00	\$384.12
34		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
35	Change Order #35 - Stucco Barrier Behind Existing Wall	1,591.35	1,591.35	0.00	0.00	0.00	\$0.00	\$1,591.35	100%	\$0.00	\$79.57
36	Change Order #36 - Removal of (E) Roof Insulation where New 2nd Floor Called out Above	1,185.70	1,185.70	0.00		0.00	\$0.00	\$1,185.70	100%	\$0.00	\$59.29
37		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
38	Change Order #38 - Elevator Pit Clarifications	4,224.54	4,224.54	0.00	0.00	0.00	\$0.00	\$4,224.54	100%	\$0.00	\$211.23
39		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
40	Change Order #40 - Relocation of Existing Kitchen Wall	12,282.11	12,282.11	0.00		0.00	\$0.00	\$12,282.11	100%	\$0.00	\$614.11
41		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
42	Change Order #42 - Post Bid Addendum 1 - Changes to Light Fixtures	80,078.32	20,000.00	40,000.00	0.00	0.00	\$0.00	\$60,000.00	75%	\$20,078.32	\$3,000.00
43		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
44	Change Order #44 - Added Tile in WC-108	2,476.59	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$2,476.59	\$0.00
45	Change Order #45 - Existing Foundation Extended Beyond Bid Set Drawings	18,999.99	18,999.99	0.00	0.00	0.00	\$0.00	\$18,999.99	100%	\$0.00	\$950.00
46	Change Order #46 - Existing Trees in front of N Storefront Door	875.73	875.73	0.00	0.00	0.00	\$0.00	\$875.73	100%	\$0.00	\$43.79
47	Change Order #47 - Existing Catch Basin Clash with New Foundation	3,301.27	\$0.00					\$0.00	0%	\$3,301.27	\$0.00
48	Change Order #48 - Plywood Water Damage at (E) East Elevation	5,895.53	5,895.53	0.00	0.00	0.00	\$0.00	\$5,895.53	100%	\$0.00	\$294.78
49			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
50			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
51			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
52			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
53			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
54			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
55			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
56			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
57			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
58	Change Order #58 - (E) Overflow Drain on East Wall	1,417.07	1,417.07	0.00	0.00	0.00	\$0.00	\$1,417.07	100%	\$0.00	\$70.85
59			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
60	Change Order #60 - Wall Type for (E) Door Opening Missing	1,646.08	0.00	0.00	0.00	0.00	\$0.00	\$0.00	0%	\$1,646.08	\$0.00
61			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
62	Change Order #62 - Level 1 Bathroom Demolition and Wall Finishing	2,414.80	2,414.80	0.00	0.00	0.00	\$0.00	\$2,414.80	100%	\$0.00	\$120.74
63			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
64			0.00	0.00		0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
65			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
66			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
67			0.00	0.00		0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
68			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
69			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
70			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
71			0.00	0.00		0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
72			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
73			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
74			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
75			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
76			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
77			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
78								\$0.00	#DIV/0!	\$0.00	\$0.00
	TOTALS	15,018,744.04	5,310,485.56	680,395.80	0.00	0.00	0.00	5,990,881.36	39.89%	9,022,915.33	299,057.70



AGENDA ITEM NO. 18.

**CITY OF HAWTHORNE
City Council
AGENDA BILL**

For the meeting of 11/12/2025

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Approval of a parcel map to be recorded with Los Angeles County Public Works.

RECOMMENDED MOTION:

Staff recommends the approval of a Parcel Map No. 84969 located at 3901 and 3851 W. El Segundo Blvd to be recorded with Los Angeles County Public Works.

DISCUSSION:

DRC Engineering, Inc. prepared a Parcel Map for City properties located at 3901 and 3851 W. El Segundo Boulevard which will provide four (4) separate lots. The preparation and recordation of the Parcel Map will provide a clear, legal, regulated structure for responsible future land development and in alignment with the City's strategic planning objectives.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The parcel map allows the City to identify underutilized locations that could be targeted for future development.

FISCAL IMPACT:

None

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS

Parcel Map No. 84969 located at 3901 W. El Segundo Blvd

PARCEL MAP NO. 84969
IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 8636, FILED IN BOOK 124, PAGES 34 THROUGH 36, INCLUSIVE OF MAPS, TOGETHER WITH THOSE PORTIONS OF THE ALLEYS, PORTION OF ROSELLE AVENUE (FORMERLY KNOWN AS ROSE AVENUE), PORTION OF CORDARY AVENUE, PORTION OF FLORWOOD AVENUE (FORMERLY KNOWN AS FLORENCE AVENUE), AND PORTION OF THE WEST HALF OF DOTY AVENUE, ALL AS VACATED ON ORDINANCE NO. 329 RECORDED IN BOOK 18542, PAGE 132 OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE OF FIELD SURVEY: APRIL, 2025

OWNER’S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

THE CITY OF HAWTHORNE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA.

BY: _____

NAME: ALEX VARGAS

ITS: MAYER OF CITY OF HAWTHORNE

COUNTY TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

DATE: _____

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$_____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXERS ON THE LAND SHOWN ON MAP OF PARCEL MAP NO. 84078 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DATE: _____
DEPUTY

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____, WHO NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
MY COMMISSION EXPIRES _____

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EL SEGUNDO BOULEVARD AS SHOWN ON PARCEL MAP NO. 24523, FILED IN PARCEL MAP BOOK 274, PAGES 46 AND 47, BEING NORTH 89°58'30" EAST.

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY BY ME OR UNDER MY DIRECTION IN APRIL 2025, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CITY OF HAWTHORNE. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RICHARD MICAH KING
PLS 9181

DATE: 10/15/2025



CITY ENGINEER’S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP, IF ANY, AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF HAWTHORNE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a)(1), (2), AND (3) HAVE BEEN COMPLIED WITH.

MANOUCHEHR DAVID ESFANDI DATE
SENIOR ENGINEER, CITY OF HAWTHORNE
R.C.E. 43912, EXP. JUNE 30, 2027



CONSULTING CITY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

JAKE W. LAPPERT DATE
CONTRACT SURVEYOR, CITY OF HAWTHORNE
L.S. 9303



CITY CLERK’S CERTIFICATE

I HEREBY CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HAWTHORNE, BY MOTION ADOPTED AT ITS SESSION HELD ON _____, 2025 APPROVED THE ATTACHED MAP.

DAYNA WILLIAMS–HUNTER DATE
CITY CLERK, CITY OF HAWTHORNE

SPECIAL ASSESSMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF HAWTHORNE TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

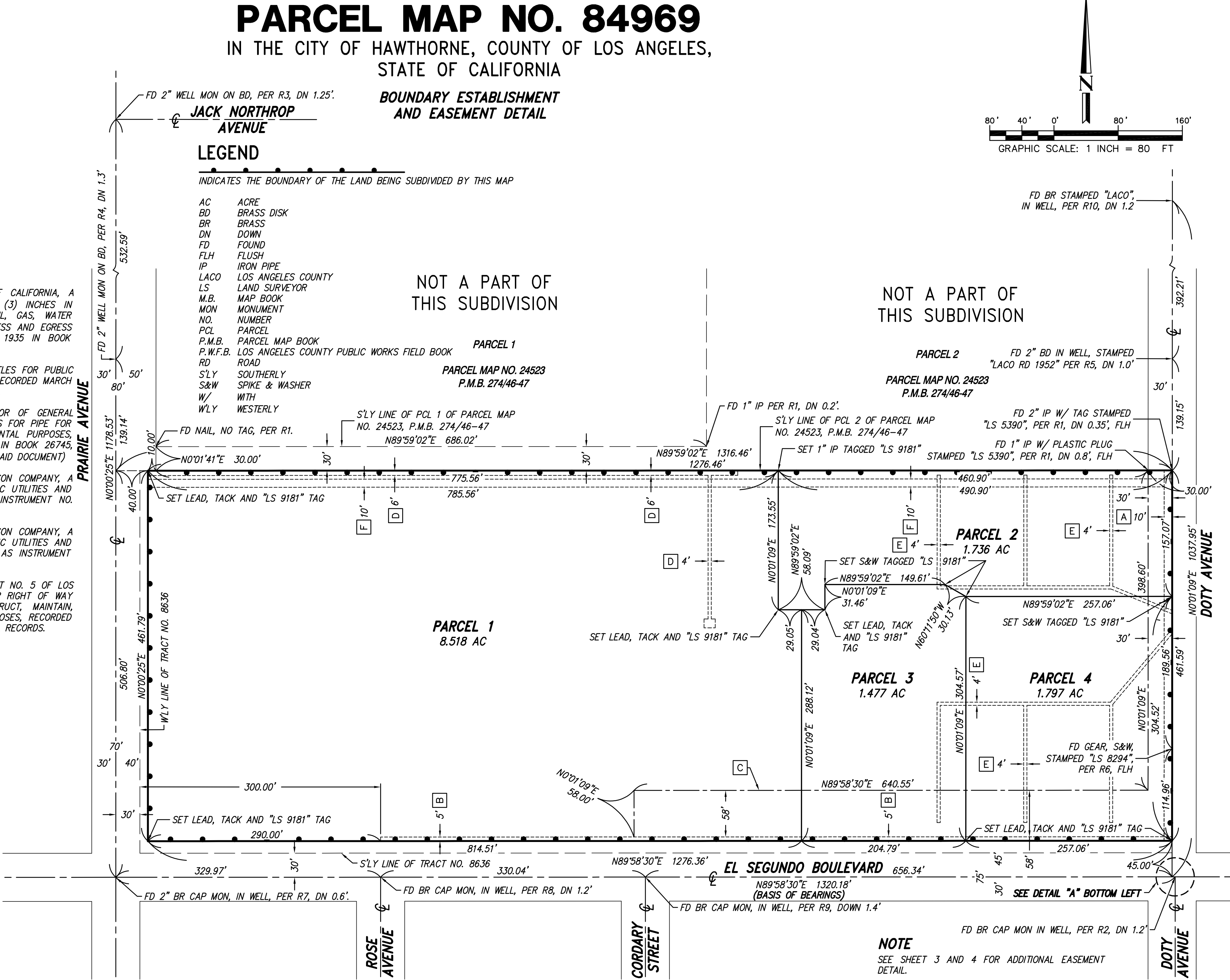
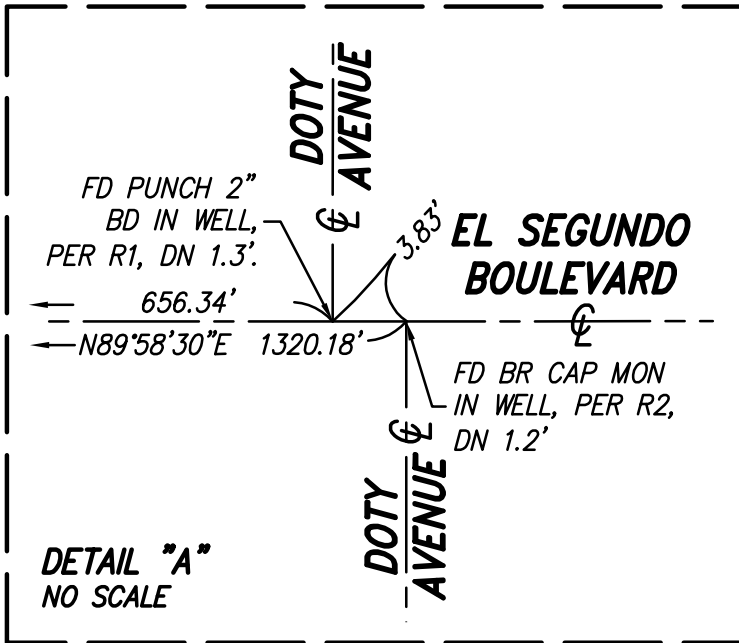
MARIE POINDEXTER–HORNBACK DATE
CITY TREASURER, CITY OF HAWTHORNE

REFERENCES

- R1 PARCEL MAP NO. 24523, P.M.B. 274, PAGES 46-47.
- R2 P.W.F.B. 0818/1604-1605.
- R3 P.W.F.B. 0818/1326-1327.
- R4 P.W.F.B. 0818/1328-1329.
- R5 P.W.F.B. 0818/1458-1459.
- R6 P.W.F.B. 0818/1466-1467.
- R7 P.W.F.B. 0818/1598-1599.
- R8 P.W.F.B. 0818/1600-1601.
- R9 P.W.F.B. 0818/1602-1603.
- R10 P.W.F.B. 0818/1468-1469.

EASEMENT NOTES

- [A] AN EASEMENT IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA, A CORPORATION FOR PIPE LINE NOT EXCEEDING THREE (3) INCHES IN INTERNAL DIAMETER FOR THE TRANSPORTATION OF OIL, GAS, WATER AND/OR OTHER SUBSTANCES, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1935 IN BOOK 13803, PAGE 233 OF OFFICIAL RECORDS.
- [B] AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD, HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 04, 1937 IN BOOK 14795, PAGE 142 OF OFFICIAL RECORDS.
- [C] INDICATES THE CENTERLINE OF AN EASEMENT IN FAVOR OF GENERAL PETROLEUM CORPORATION, ITS ASSIGNS AND SUCCESSORS FOR PIPE FOR CARRYING AND TRANSPORTING GAS ACROSS AND INCIDENTAL PURPOSES, RECORDED MARCH 19, 1948 AS INSTRUMENT NO. 2341, IN BOOK 26745, PAGE 85 OF OFFICIAL RECORDS. (NO WIDTH PROVIDED IN SAID DOCUMENT)
- [D] AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 08, 1964 AS INSTRUMENT NO. 4897, IN BOOK D2426, PAGE 511 OF OFFICIAL RECORDS.
- [E] AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1968 AS INSTRUMENT NO. 4043 OF OFFICIAL RECORDS.
- [F] AN EASEMENT IN FAVOR OF COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY, A BODY CORPORATE AND POLITIC FOR RIGHT OF WAY FOR SEWER PURPOSES, AND THE RIGHT TO CONSTRUCT, MAINTAIN, RECONSTRUCT, USE AND OPERATE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 25, 1972 AS INSTRUMENT NO. 4192 OF OFFICIAL RECORDS.

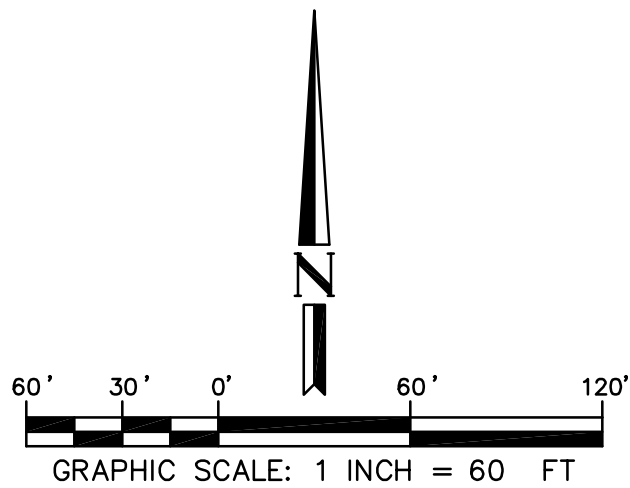


NOTE
SEE SHEET 3 AND 4 FOR ADDITIONAL EASEMENT
DETAIL.

PARCEL MAP NO. 84969

IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

EASEMENT DETAIL



NOT A PART OF
THIS SUBDIVISION

PARCEL 1
PARCEL MAP NO. 24523
P.M.B. 274/46-47

NOT A PART OF
THIS SUBDIVISION

PARCEL 2
PARCEL MAP NO. 24523
P.M.B. 274/46-47

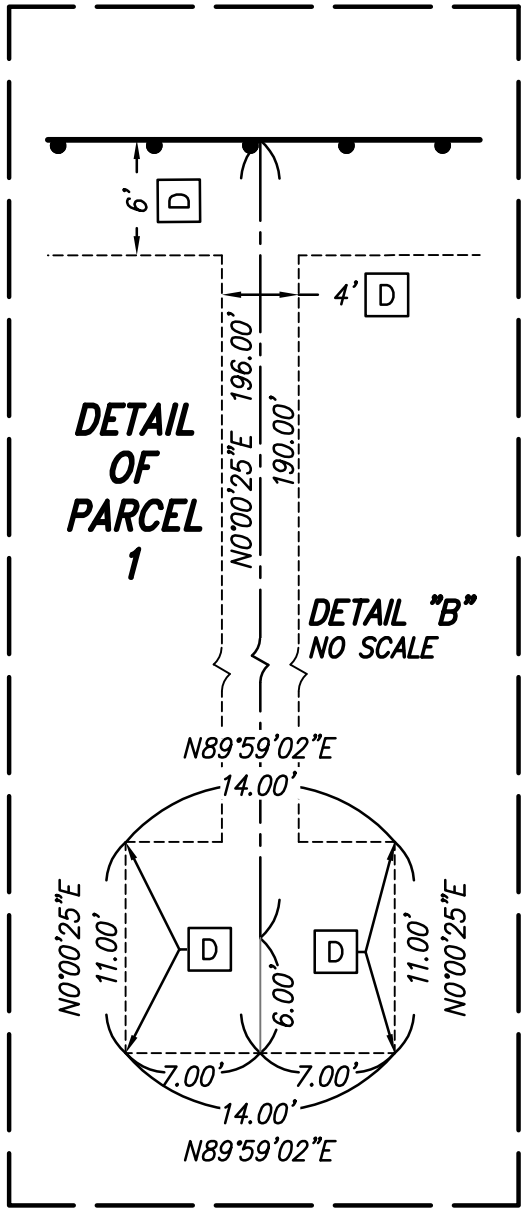
PRAIRIE AVENUE

DOTY AVENUE

EL SEGUNDO BOULEVARD

ROSE AVENUE

CORDARY STREET



DETAIL "B"
NO SCALE

SEE DETAIL "B" LEFT

PARCEL 3

PARCEL 4

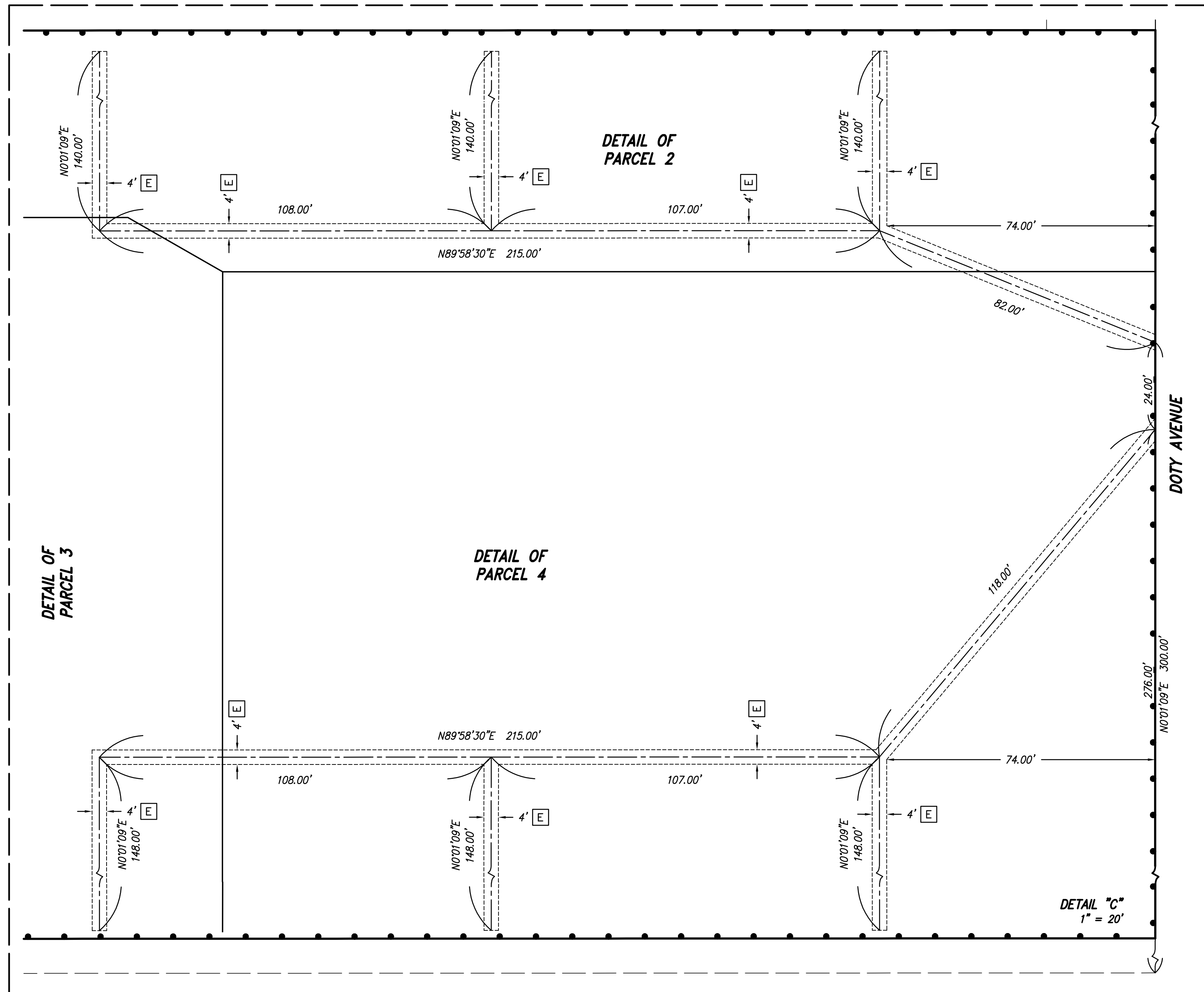
S'LY LINE OF TRACT NO. 8636

NOTE
SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT,
LEGEND, EASEMENT DETAIL AND EASEMENT NOTES.
SEE SHEET 4 FOR EASEMENT DETAIL "C".

PARCEL MAP NO. 84969

IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

EASEMENT DETAIL "C"



NOTE

SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT,
LEGEND, EASEMENT DETAIL AND EASEMENT NOTES.

SEE SHEET 3 FOR ADDITIONAL EASEMENT DETAIL.



AGENDA ITEM NO. 19.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #4 in the amount of \$880,764.01 due to Martinez Landscape Co., Inc of Sylmar, CA for City of Hawthorne New City Yard (Project #24-02).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #4 to Martinez Landscape Co. Inc of Sylmar, CA.

DISCUSSION:

The work for the project includes adequate parking spaces for large and regular vehicles, a two-story building, a fuel-pumping station for gas and diesel vehicles, an above-ground propane tank, a mechanic station, wash down bays, hazardous material storage, welding area, general storage, employee restroom, and storage space for large city vehicles. Vehicle parking spaces will have a photovoltaic canopy above, as well as on all building rooftops. The two-story administration building will contain ground level storage, a public-facing entrance/vestibule, elevator, office, restrooms, and elevator equipment room. The second story will include City offices, training rooms, conference rooms, mail intake and sorting, and staff restrooms. The roof of the administration building will also hold a new radio tower and drone pad. Additionally, new sidewalks will be installed that are ADA compliant, along with driveways that provide entrance and exit to the facility. This project also consists of multiple trades, from low voltage electrical work to fueling station design & construction. This requires the awarding contractor to have multiple subcontractors for various works which include but not limited to: low voltage electrical work for communication/security system, elevator construction and installation, mechanical lifts and pressure systems, fueling station design and installation, hazardous material storage construction, fire suppression system, standard plumbing, mechanical and electrical systems, ADA sidewalk construction, landscaping, etc. Any and all other additional, reduced or removed work will be made through negotiated change orders after the projects contract has been awarded in accordance with the bid documents.

The scope of work completed to date is as follows: the CMU perimeter wall was erected, Building B2 exterior walls were erected, and roof beams were welded along with load-supporting vertical metal columns, building A1 exterior was erected and interior CMU walls are being installed, and building A2 columns pad has been trenched, rebar placed and concrete poured to support the steel beams placed, A1 steel beams have been welded and inspected and currently working on the elevator pit and steel column next to the elevator pit/stairs. Fueling station plans have been approved by the county and commencement for installation will be this month (November 2025).

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:

None. Funds for this progress payment in the amount of \$880,764.01 will be funded through issuance 2024 Lease Revenue Bonds (the "2024 Bonds"), Equipment Funds, Sewer Funds, Proposition A & C, and allocated funds from the 2024-2025 budget.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

PP#4

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

12-November-25
Council Date

RE: PROGRESS PAYMENT NO.4 FOR CITY OF HAWTHORNE NEW CITY YARD PROJECT #24-02

The following is a detailed breakdown of Progress Payment No.4 due to Martinez Landscape Co., Inc Sylmar, CA for work done on the subject through October 2025.

ITEM	DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	QTY OR % PREVIOUS	QTY OR % THIS ESTIMATE	AMOUNT THIS ESTIMATE	TOTAL QTY OR % TO DATE	TOTAL AMOUNT TO DATE
A	Building B2 structural walls erected, shop drawings reviewed and approved, trenching for underground utilities (electrical/plumbing). Building A2 footing excavated, compacted, rebar placed, concrete poured. Underground electrical conduit and plumbing lines excavated and placed/being placed. Building A1 leveling and compaction completed, to commence trenching for underground utilitie. Purchase of material and equipment include but not limited to electrical conduits, wiring, plumbing pipes, rebar, concrete, sand, steel, electrical box, receptacles, switches, etc.	LS	1	\$ 13,770,087.00	\$ 13,770,087.00	36%	7%	\$ 927,120.01	43%	\$ 5,868,738.70
1	Change Order #1: Redesign of the North metal roofed parking structure at the request of the City for the New City Yard Project. Work to be done includes the design & build of a solar panel shaded structure in the North portion of the New City Yard Project, including all needed materials/equipment/installation.	LS	1	\$ 901,050.30	\$ 901,050.30	0%	0%	\$ -	0%	\$ -
TOTAL CONTRACT AMOUNT					\$ 14,671,137.30				3	3
								TOTAL:	\$ 927,120.01	\$ 5,868,738.70
								LESS RETENTION:	\$ 46,356.00	\$ 293,436.94
								LESS PREVIOUSLY PAID:	\$ -	\$ 4,694,537.76
								TOTAL AMOUNT DUE:	\$ 880,764.01	\$ 880,764.01

TOTAL AMOUNT DUE THIS 4TH PROGRESS PAYMENT:

ACCOUNT NUMBER:

220-4106-272-0-0-40694

\$ 880,764.01

German Franco

German Franco

**MARTINEZ LANDSCAPE CO., INC**

12357 SAN FERNANDO RD | SYLMAR, CA 91342

PH: (818) 364-9188 | FAX: (818) 364-9958

APPLICATION FOR PAYMENTTO: City Of Hawthorne

PROJECT NAME: New City Yard

APPLICATION NO: 4

FROM: Martinez Landscape Co., Inc

PROJECT ADDRESS: 12613 Doty Ave. Hawthorne, CA 90250

APPLICATION DATE: 1-Sep-25

(Contractor)

PROJECT NO: #24-02

PERIOD TO: 30-Oct-25

12357 San Fernando Rd. Sylmar, CA 91342

0 CONTRACT START DATE: 0-Jan-00

CONTRACT NUMBER: 24-02

(Remittance Address)

VENDOR ID NO: 0

CONTRACTOR'S APPLICATION FOR PAYMENT**CERTIFICATION**

1. ORIGINAL CONTRACT AMOUNT	\$ 13,770,087.00
2. Net Change by Change Orders	\$ 901,050.30
3. CONTRACT AMOUNT TO DATE (Line 1 + Line 2)	\$ 14,671,137.30
4. TOTAL COMPLETED & STORED TO DATE	\$ 5,868,738.70

(Column G on Continuation Sheet)

5. RETAINAGE:a. 5 % of Completed Work (Line 4) \$ 293,422.75

TOTAL RETAINAGE \$ 293,422.75

6. TOTAL EARNED LESS RETAINAGE \$ 5,575,301.77

(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 4,694,537.76

(Line 6 from prior Application for Payment)

8. CURRENT PAYMENT DUE (Line 6 less Line 7) \$ 880,764.01

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 9,095,835.53

Under penalty of perjury under the Laws of California, I certify that all items, units, quantities and prices for work shown on this payment request are correct; that all Work has been performed and materials supplied in full accordance with the terms and conditions of the construction contract on this project; that all of the information set forth herein or attached hereto is a true and correct statement of the Contract Amount and the Contract Time up to and including the last day of the period covered by this invoice, and that no part of the "Current Payment Due" has been received.

Contractor:

Martinez Landscape Co., Inc

(Please print name of company)

Paulette Martinez, Office Manager

(Name and title)

Paulette Martinez

(Contractor's Signature)

11/05/2025

(Date)

Owner Use Only:

10. TOTAL WITHHOLDS (from Owner Assessment Summary): \$

11. TOTAL RELEASES (from Owner Assessment Summary): \$

12. ADJUSTED PAYMENT AMOUNT: \$ 880,764.01

REVIEWED AND APPROVED AS PER TERMS OF CONTRACT

Owner's Authorized Representative

(Signature)

(Date)



AGENDA ITEM NO. 20.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #6 in the amount of \$292,980.00 due to Pardess Air Inc of Los Angeles, CA for Hawthorne Memorial Center HVAC System Upgrade (Project #23-08).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #6 to Pardess Air Inc of Los Angeles, CA.

DISCUSSION:

This project includes providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the HVAC system upgrade at City of Hawthorne Memorial Center located at 3901 W El Segundo Blvd, Hawthorne, CA 90250

The work consists of engineering, designing, procuring, permitting and installing: a new chiller (127 TR), chilled water pumps and piping, new VAV AHUs, new DDC controls system, new emergency generator and fuel storage, 5-year maintenance contract and properly remove/dispose of all existing equipment.

As of November 1st, 2025, 99% of the work has been completed. The new chiller, water pumps/piping, new VAV AHUs, new control system, new heating/boiler system installed and emergency generator has been installed. A new perimeter fence with privacy screen has been installed along with a new double door entry gate and bollards around the emergency generator. The testing/trouble shooting of individual equipment and testing/trouble shooting of the new HVAC system as a whole was conducted. Training was given to all necessary city employees on how the monitoring software can be access and how to operate it. Logins were created for each employee.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure. This HVAC system upgrade can contribute to our economic strategic plan in several ways. For example, the new HVAC system will be one large centralized unit instead of the existing 3-unit individual systems. This will help better cool/heat the community center and be more energy efficient. This project will improve the City's infrastructure and allow the Community Service Department to provide a better environment for all visitors, class attendees and/or organizations that hold their events at the Memorial Center.

FISCAL IMPACT:

None. Funds for this progress payment in the amount of \$292,980.00 will be paid for with funds through a Specified Grant from the Budget Act of 2022 from the State of California Department of Parks and Recreation and through the American Rescue Plan Act Fund.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Progress Payment #6

RE: PROGRESS PAYMENT NO. 6 FOR HAWTHORNE MEMORIAL CENTER HVAC SYSTEM UPGRADE (Project#23-08)

The following is a detailed breakdown of **Progress Payment No.6** due to PARDESS AIR Inc, 1769 KELTON AVE, LOS ANGELES, CA, 90024 for work done on the subject project through October 2025.

	Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty or % Previous	Qty or % This estimate	Amount This Estimate	Total Qty or % to Date	Total Amount to Date
1	Procure and install new chiller (127 TR), chilled water pumps and piping. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	1	LS	\$626,000.00	\$ 626,000.00	0.90	0.10	\$ 62,600.00	1.00	\$ 626,000.00
2	Procure and install new customized VAV AHUs. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	1	LS	\$626,000.00	\$ 626,000.00	0.90	0.10	\$ 62,600.00	1.00	\$ 626,000.00
3	Procure and install new hot water boiler (900 MBTUH), hot water pumps and piping. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	1	LS	\$262,000.00	\$ 262,000.00	0.90	0.10	\$ 26,200.00	1.00	\$ 262,000.00
4	Procure and install new DDC controls system. Plus, all other Lump Sum aspects of the Project as specified, including hardware, wiring, warranty, permits, as-built drawings, etc.	1	LS	\$260,000.00	\$ 260,000.00	0.90	0.10	\$ 26,000.00	1.00	\$ 260,000.00
5	Procure and install new emergency generator (250 kW) and fuel storage (equivalent to 24-hour duration). Plus, all other Lump Sum aspects of the Project as specified, including interconnection, wiring, fencing enclosure, concrete pad, warranty, permits, as-built drawings, etc.	1	LS	\$200,000.00	\$ 200,000.00	0.80	0.20	\$ 40,000.00	1.00	\$ 200,000.00
6	Engineer and design new HVAC system, DDC Controls, Emergency Generator. Plus, all other Lump Sum aspects of the Project as specified, including mechanical, electrical, structural and civil design drawings, permits, bill of materials, equipment and material specification sheets, etc.	1	LS	\$260,000.00	\$ 260,000.00	1.00	0.00	\$ -	1.00	\$ 260,000.00
7	Remove and dispose of all existing equipment. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	1	LS	\$101,000.00	\$ 101,000.00	1.00	0.00	\$ -	1.00	\$ 101,000.00
8	5-year maintenance program covering HVAC system and Emergency Generator. Plus, all other Lump Sum aspects of the Project as specified, including, warranty, parts, labor, etc.	1	LS	\$91,000.00	\$ 91,000.00	0.00	1.00	\$ 91,000.00	1.00	\$ 91,000.00
9	CO #5:REPLACEMENT OF EXISITING SWITCHBOARD WITH NEW SWITCHBOARD	1	LS	\$3,609.64	\$ 3,609.64	1.00	0.00	\$ -	1.00	\$ 3,609.64
10	CO #6: VFD AND NEW MOTOR FOR RF1 & RF2	1	LS	\$29,112.36	\$ 29,112.36	1.00	0.00	\$ -	1.00	\$ 29,112.36
11	CO #7: SAW CUTTING BROKEN WALL AND REMOVAL/DISPOSAL	1	LS	\$6,544.66	\$ 6,544.66	1.00	0.00	\$ -	1.00	\$ 6,544.66
12	CO #8: REMOVAL OR BROCK WALL ON TOP OF FOOTING AND REMOVAL OF EXTRA SOIL ON THE BOTTOM OF CONCRETE PLATFORM AND ADDITIONAL BASE/COMPACTION	1	LS	\$6,313.38	\$ 6,313.38	1.00	0.00	\$ -	1.00	\$ 6,313.38
13	CO #9: EXTRA ELECTRICAL CONDUIT FOR FUTURE CITY USE	1	LS	\$4,406.09	\$ 4,406.09	1.00	0.00	\$ -	1.00	\$ 4,406.09
14	CO #10: PATCHING HOLES IN MEHCNICAL ROOM CEILING (NOT PART ORIGINAL SCOPE OF WORK)	1	LS	\$6,161.86	\$ 6,161.86	1.00	0.00	\$ -	1.00	\$ 6,161.86

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: German

Project:

Hawthorne Memorial Center HVAC System Upgrade

APPLICATION NO: 6

APPLICATION DATE: 1/1/2025

PERIOD TO: 9/15/2025

DISTRIBUTION TO:

OWNER

ARCHITECT

CONTRACTOR

CONST. MNGR

FROM: Pardess Air Inc.

1769 Kelton Ave.

LOS ANGELES, CA 90024

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, Schedule of Values, is attached.

1. ORIGINAL CONTRACT SUM	\$2,426,000.00
2. Net change by Change Orders	\$277,790.65
3. CONTRACT SUM TO DATE (Line 1+2)	\$2,703,790.65
4. TOTAL COMPLETED & STORED TO DATE	\$2,426,000.00

(Column G on G703)

5. RETAINAGE	
a. 5% of completed work	\$121,300.00
(Columns D+E on SOV)	
b. 10% of Stored Material	\$0.00
(Column F on SOV)	
Total Retainage (Line 5a+5b or	
Total in Column I of G703)	\$121,300.00

6. TOTAL EARNED LESS RETAINAGE	
(Line 4 less Line 5 Total)	\$2,304,700.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
(Line 6 from prior Certificate)	\$2,011,720.00

8. CURRENT PAYMENT DUE	\$292,980.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$399,090.65

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved prior to this Month		\$0.00
Total changes approved this Month	0	
	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

Pardess Air Inc

By: Daniel Shaye Date: 09/05/25

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the signatories certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work, is in accordance with the Contract Documents, and the Contractor is entitled to payment in the AMOUNT CERTIFIED.

By: Date:

By: OWNER Date:

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contract under this contract.

SCHEDULE OF VALUES

Contractor : Pardess Air inc

Job Name: Hawthorne Memorial Center HVAC System Upgrade

Application No	6
Application Date	9/5/2025
Period From	5/2/2025
To	9/15/2025

A	B	C	D	E	F	G	H
ITEM #	DESCRIPTION OF WORK ACTIVITY	SCHEDULED	%	TOTALS	Total Amount Completed On Prior App.	Amount of	RETAINAGE
		VALUE	To This	TO DATE		This Application	5%
			Date	(CXD)		(E-F)	
1	Procure and and install new chiller (127 TR), chilled water pumps and piping. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	\$ 626,000	100.00%	\$ 626,000.00	\$ 563,400.00	\$ 62,600.00	\$31,300.00
2	Procure and install new customized VAV AHUs. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	\$ 626,000	100.00%	\$ 626,000.00	\$ 563,400.00	\$ 62,600.00	\$31,300.00
3	Procure and install new hot water boiler (900 MBTUH), hot water pumps and piping. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	\$ 262,000	100.00%	\$ 262,000.00	\$ 235,800.00	\$ 26,200.00	\$13,100.00
4	Procure and install new DDC controls system. Plus, all other Lump Sum aspects of the Project as specified, including hardware, wiring, warranty, permits , as-built drawings, etc.	\$ 260,000	100.00%	\$ 260,000.00	\$ 234,000.00	\$ 26,000.00	\$13,000.00
5	Procure and install new emergency generator (250 kW) and fuel storage. Plus, all other Lump Sum aspects of the Project as specified, including interconnection, wiring, fencing enclosure, concrete pad, warranty, permits, as-built drawings, etc.	\$ 200,000	100.00%	\$ 200,000.00	\$ 160,000.00	\$ 40,000.00	\$10,000.00
6	Engineer and design new HVAC,DDC Controls ,Emergency Generator plus all other lump sum	\$ 260,000	100.00%	\$ 260,000.00	\$ 260,000.00	\$ -	\$13,000.00
7	Remove and dispose of all existing equipment. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	\$ 101,000	100.00%	\$ 101,000.00	\$ 101,000.00	\$ -	\$5,050.00
8	5 years maintenace program covering HVAC system and Emergency Generator .plus all aother lum sum aspects of the project as a specified including warranty	\$ 91,000	100.00%	\$ 91,000.00		\$ 91,000.00	\$4,550.00
8	Change Orders	\$ 277,790.65	100.00%		\$ 277,790.65		\$0.00
Sub Total		\$ 2,703,791		\$ 2,426,000.00	\$ -	\$ 308,400.00	\$121,300.00



AGENDA ITEM NO. 21.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 11/12/2025

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #11 in the amount of \$367,437.91 due to Klassic Engineering & Construction, Inc of Orange, CA for Hawthorne Housing Rehabilitation of City Owned Properties 2023 (Project #23-09).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #11 and all recommended Change Orders to Klassic Engineering & Construction Inc of Orange, CA.

DISCUSSION:

This project includes providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Specifications to successfully and safely complete the interior renovations to all units at six (6) City of Hawthorne owned buildings located at 11605 Gale Ave, 12720--12726 Grevillea Ave, 11529 Gale Ave, 11537 Gale Ave and 12529 Truro Ave, Hawthorne, CA 90250. The work to be done includes but is not limited to: removal of all carpet and installing vinyl flooring, removal and replacement of all water heaters, wall heaters, heating vents, new windows/window screens, interior and entry doors, garage doors upgrade, restroom remodels, electrical, mechanical and plumbing upgrades, painting, patch work, etc.

As of October 31th, 2025, Klassic Engineering & Construction (KEC) has completed ~85% of the project's scope of work. KEC has continued remodeling units at 11529/11537 Gale Ave and 12528 #B/C Truro Ave. Klassic engineering has completed the trash enclosure and the laundry rooms 11605 and 11529. Remodeling consists of but not limited to: removing/replacing carpet to vinyl flooring, remove/replace kitchen cabinet, sink, range and stove, installing new light fixtures through the units, patch and stucco walls, removing/replacing windows and all doors. Repairs at 12529 Truro Ave have been completed and include: repair of handrails, doorbells, exterior plaster, new exterior paint, drains, iron gate, new entry doors/screens/frames, new windows, side entry door, general drywall, AC systems, etc. Contractor to be working on the remaining units at Gale Ave and Grevillea Ave this month (November 2025)

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Implementing this rehabilitation project on city-owned properties contributes to our economic strategic plan in several ways. For example, by stimulating the local economy. Housing rehabilitation projects require hiring contractors, suppliers, and laborers, which injects money into the local economy and creates job opportunities. This project will also increase property value. By having well-maintained properties with functional, aesthetically pleasing, and modern amenities, the properties tend to have higher market value. By investing in these housing rehabilitations, the city can improve the condition of its properties and attract more potential tenants. City-owned properties with well-maintained units and structures contribute to the overall livability and attractiveness of the community. This can help attract businesses, residents, and investors, boosting economic growth and revitalizing neighborhoods. A visually appealing and structurally sound housing can create a positive impression of the city's

commitment to infrastructure maintenance and development.

In addition, by addressing housing unit issues promptly, the City can avoid more extensive structure repairs, which can be significantly costlier. This proactive approach to maintenance helps save public funds and ensures efficient use of resources. By investing in housing rehabilitation on city-owned properties, we contribute to our economic strategic plan by fostering economic activity, increasing property values, saving costs, and attracting investment.

FISCAL IMPACT:

None. Funds for this progress payment in the amount of \$367,437.91 will be funded through the allocated and approved Home Funds, CPF, and ARPA.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

PP#11

RE: PROGRESS PAYMENT NO. 11 FOR HAWTHORNE HOUSING REHABILITATION OF CITY OWNED PROPERTIES 2023 (#23-09)

The following is a detailed breakdown of **Progress Payment No.11** due to Klassic Engineering & Construction Inc, 250 S. Tustin St., Orange, CA, 92866 for work done on the subject project through October 2025.

	Description	Contract	Unit	Unit	Contract	Qty or %	Qty or %	Amount	Total Qty	Total Amount
		Quantity		Price	Amount	Previous	This estimate	This Estimate	or % to Date	to Date
1	Exterior Staircase Railing Paint and Install new 2” wide safety walk step tape contrast to existing step color on all steps on outside staircases.	LS	1	\$3,500.00	\$ 3,500.00	0.00	0.00	\$ -	0.00	\$ -
2	Replace All Entry Door Assembly	EA	28	\$350.00	\$ 9,800.00	0.29	0.00	\$ -	0.29	\$ 2,800.000
3	Replace All Water Heater Enclosure Doors	EA	8	\$100.00	\$ 800.00	0.13	0.00	\$ -	0.13	\$ 100.000
4	Replace All Individual Mailboxes	EA	8	\$50.00	\$ 400.00	0.13	0.00	\$ -	0.13	\$ 50.000
5	Pest Control	LS	1	\$1,000.00	\$ 1,000.00	0.60	0.00	\$ -	0.60	\$ 600.000
6	Clean Building Drain and Waste Piping	LS	1	\$1,500.00	\$ 1,500.00	0.83	0.00	\$ -	0.83	\$ 1,250.000
7	Smoke Detectors and Monoxide Detectors	EA	13	\$100.00	\$ 1,300.00	0.69	0.00	\$ -	0.69	\$ 900.000
8	Disconnect Existing Old Wall Gas/Floor Heater	EA	7	\$750.00	\$ 5,250.00	0.61	0.00	\$ -	0.61	\$ 3,200.000
9	Install Wall Heater – Dual Wall 50,000 BTU, Update Water Heater Connections	EA	4	\$3,000.00	\$ 12,000.00	0.71	0.00	\$ -	0.708	\$ 8,500.000
10	General Drywall Repairs	SF	20000	\$7.00	\$ 140,000.00	0.80	0.00	\$ -	0.80	\$ 112,000.000
11	Replace Doorbell	EA	4	\$100.00	\$ 400.00	0.75	0.00	\$ -	0.75	\$ 300.000
12	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	LS	1	\$16,000.00	\$ 16,000.00	0.75	0.00	\$ -	0.75	\$ 12,000.000
13	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light Fixtures	EA	17	\$650.00	\$ 11,050.00	0.81	0.00	\$ -	0.81	\$ 9,000.000
14	Install New Water Heater	EA	6	\$1,000.00	\$ 6,000.00	0.67	0.00	\$ -	0.67	\$ 4,000.000
15	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories	EA	4	\$15,000.00	\$ 60,000.00	0.75	0.00	\$ -	0.75	\$ 45,000.000

16	Bathroom – Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture, Electrical System Wiring, Painting.	EA	4	\$7,500.00	\$ 30,000.00	0.75	0.00	\$ -	0.75	\$ 22,500.000
17	Remove/Dispose all existing interior passage doors and Install New Passage Doors	EA	10	\$250.00	\$ 2,500.00	0.80	0.00	\$ -	0.80	\$ 2,000.000
18	Interior Paint – All Rooms	SF	20000	\$2.00	\$ 40,000.00	0.75	0.00	\$ -	0.75	\$ 30,000.000
19	Install New Vinyl Plank Flooring and Carpet Replacement	SF	20000	\$12.00	\$ 240,000.00	0.77	0.00	\$ -	0.77	\$ 185,000.000
20	Install New Windows: Windows, Window Frames, and Window Coverings Replacement	EA	35	\$750.00	\$ 26,250.00	0.72	0.00	\$ -	0.72	\$ 19,000.000
21	No Work Necessary for this Unit	NA	0	\$0.00	\$ -	0.00	0.00	\$ -	0.00	\$ -
22	Pest Control	LS	1	\$2,000.00	\$ 2,000.00	0.25	0.00	\$ -	0.25	\$ 500.000
23	Clean Building Drain and Waste Piping	LS	1	\$3,000.00	\$ 3,000.00	0.20	0.00	\$ -	0.20	\$ 600.000
24	Smoke Detectors and Monoxide Detectors	EA	13	\$100.00	\$ 1,300.00	0.38	0.00	\$ -	0.38	\$ 500.000
25	Disconnect Existing Old Wall Gas/Floor Heater	EA	7	\$750.00	\$ 5,250.00	0.14	0.00	\$ -	0.14	\$ 750.000
26	Install Wall Heater – Dual Wall 50,000 BTU, Update Water Heater Connections	EA	4	\$3,000.00	\$ 12,000.00	0.06	0.00	\$ -	0.06	\$ 750.000
27	General Drywall Repairs	SF	20000	\$7.00	\$ 140,000.00	0.02	0.00	\$ -	0.02	\$ 3,000.000
28	Replace Doorbell	EA	4	\$100.00	\$ 400.00	0.25	0.00	\$ -	0.25	\$ 100.000
29	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	LS	1	\$20,000.00	\$ 20,000.00	0.25	0.00	\$ -	0.25	\$ 5,000.000
30	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light Fixtures	EA	17	\$650.00	\$ 11,050.00	0.27	0.00	\$ -	0.27	\$ 2,950.000
31	Install New Water Heater	EA	4	\$1,000.00	\$ 4,000.00	0.50	0.00	\$ -	0.50	\$ 2,000.000
32	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories	EA	4	\$15,000.00	\$ 60,000.00	0.25	0.00	\$ -	0.25	\$ 15,000.000
33	Bathroom – Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture, Electrical System Wiring, Painting.	EA	4	\$7,500.00	\$ 30,000.00	0.25	0.00	\$ -	0.25	\$ 7,500.000
34	Remove/Dispose all existing interior passage doors and Install New Passage Doors	EA	9	\$250.00	\$ 2,250.00	0.22	0.00	\$ -	0.22	\$ 500.000
35	Interior Paint – All Rooms	SF	20000	\$2.00	\$ 40,000.00	0.08	0.00	\$ -	0.08	\$ 3,000.000

36	Install New Vinyl Plank Flooring and Carpet Replacement	SF	20000	\$12.00	\$ 240,000.00	0.02	0.00	\$ -	0.02	\$ 3,600.000
37	Install New Windows: Windows, Window Frames, and Window Coverings Replacement	EA	20	\$750.00	\$ 15,000.00	0.33	0.00	\$ -	0.33	\$ 5,000.000
38	Repair Handrails	EA	1	\$1,500.00	\$ 1,500.00	0.67	0.00	\$ -	0.67	\$ 1,000.000
39	Replace Doorbell	EA	3	\$100.00	\$ 300.00	0.00	0.00	\$ -	0.00	\$ -
40	Paint Exterior Plaster Surfaces for Detached Car Garage	SF	150	\$15.00	\$ 2,250.00	0.89	0.00	\$ -	0.89	\$ 2,000.000
41	Repair PCC Concrete Slab to Drain Away From Structure by Gas Meters	SF	100	\$55.00	\$ 5,500.00	0.73	0.00	\$ -	0.73	\$ 4,000.000
42	Repair Rear and Side PCC Steps	LS	1	\$1,500.00	\$ 1,500.00	0.67	0.00	\$ -	0.67	\$ 1,000.000
43	Repair Wrought Iron Gate and Railing	LS	1	\$2,500.00	\$ 2,500.00	0.80	0.00	\$ -	0.80	\$ 2,000.000
44	Install New Entry Doors and Install New Security Screen Door & Door Lock	EA	5	\$2,500.00	\$ 12,500.00	0.60	0.00	\$ -	0.60	\$ 7,500.000
45	Install New Windows: Windows, Window Frames, and Window Coverings Replacement	EA	30	\$250.00	\$ 7,500.00	0.67	0.00	\$ -	0.67	\$ 5,000.000
46	Install New Exterior Security Light Fixtures, Replace Light Fixture with New Ceiling Fan, and Replace Ceiling Light Fixtures	EA	22	\$250.00	\$ 5,500.00	0.64	0.00	\$ -	0.64	\$ 3,500.000
47	Pest Control	LS	1	\$2,500.00	\$ 2,500.00	0.80	0.00	\$ -	0.80	\$ 2,000.000
48	Replace Wood Garage Door with Steel Sectional Garage Door. Replace Garage Door with Steel Sectional Garage Door and Hardware into Dwelling	EA	4	\$4,500.00	\$ 18,000.00	0.22	0.00	\$ -	0.22	\$ 4,000.000
49	Front Detached Garage – Replace Side Entry Door Assembly	EA	1	\$2,500.00	\$ 2,500.00	0.20	0.00	\$ -	0.20	\$ 500.000
50	Install New Electrical Receptacles & Switches	LS	1	\$2,500.00	\$ 2,500.00	0.80	0.00	\$ -	0.80	\$ 2,000.000
51	Clean Building Drain and Waste Piping	LS	1	\$3,500.00	\$ 3,500.00	0.86	0.00	\$ -	0.86	\$ 3,000.000
52	General Drywall Repairs	SF	20000	\$7.00	\$ 140,000.00	0.71	0.00	\$ -	0.71	\$ 100,000.000
53	Installation of Heating and Air-Conditioning System	EA	3	\$4,500.00	\$ 13,500.00	0.67	0.00	\$ -	0.67	\$ 9,000.000
54	Basement Acoustic Suspended Ceiling Repairs	LS	1	\$2,500.00	\$ 2,500.00	0.00	0.00	\$ -	0.00	\$ -
55	Apply New Interior Paint	SF	20000	\$2.00	\$ 40,000.00	0.75	0.00	\$ -	0.75	\$ 30,000.000
56	Smoke Detectors and Monoxide Detectors	EA	16	\$100.00	\$ 1,600.00	0.63	0.00	\$ -	0.63	\$ 1,000.000
57	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	LS	1	\$8,500.00	\$ 8,500.00	0.88	0.00	\$ -	0.88	\$ 7,500.000

58	All Bathrooms -- New Exhaust Fan, Remove/Replace Drywall and Tile From Walls and Ceiling with New Moisture Resistant Drywall and Will Match Existing Walls. New Paint, New Shower/Tub, New Shower Fixtures, New Vanity/Mirror/Medicine Cabinet, New Countertops, New Sink, New Faucet, New Accessories/Towel Bar, New Water Saving Toilet Including New Pump/Seat/Wax Ring, New Energy Star Light Fixtures and Remove/Replace Flooring.	EA	6	\$7,500.00	\$ 45,000.00	0.71	0.00	\$ -	0.71	\$ 32,000.000
59	Basement Bathroom – Remove and Dispose of existing ceramic tile, backing, shower pan, remove/replace any dry rotted studs, remove/dispose existing bath/shower valve and fixtures, and shower door/shower door enclosure.	EA	1	\$7,500.00	\$ 7,500.00	0.67	0.00	\$ -	0.67	\$ 5,000.000
60	1 st Floor Bathroom – replace tub door, install new water closet, install new vanity, vanity top, faucet, and under sink plumbing	EA	1	\$7,500.00	\$ 7,500.00	0.67	0.00	\$ -	0.67	\$ 5,000.000
61	Kitchen – Drywall, Painting, Patch Work, Removal/Install of Kitchen: Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Floor Tile remain and properly protected, Dishwasher, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Install New Recessed Light Fixtures, Appliances and Accessories	EA	3	\$15,000.00	\$ 45,000.00	0.67	0.00	\$ -	0.67	\$ 30,000.000
62	Basement Den – will remain and properly protected	LS	1	\$250.00	\$ 250.00	0.00	0.00	\$ -	0.00	\$ -
63	Carpet – remove and dispose of all existing carpet, padding, and strips. Install new carpet.	LS	1	\$5,500.00	\$ 5,500.00	0.82	0.00	\$ -	0.82	\$ 4,500.000
64	Install New Vinyl Plank Flooring	SF	20000	\$7.00	\$ 140,000.00	0.71	0.00	\$ -	0.71	\$ 100,000.000
65	Replace Front Entry Door Assembly	EA	6	\$350.00	\$ 2,100.00	0.71	0.00	\$ -	0.71	\$ 1,500.000
66	Master Bathroom -- Install New Bath/Shower Valve & Fixtures, Remove Existing Caulking Sealant at All Joints Inside the Tub/Shower and Prepare for New Caulking. Paint to Match Existing Shower Tile Color. Remove All Damaged, Cracked or Crumbling Grout and Prepare/Apply New Grout.	EA	1	\$7,500.00	\$ 7,500.00	0.67	0.00	\$ -	0.67	\$ 5,000.000

67	2 nd Bathroom – Remove/Replace Existing Tub/Shower Enclosure including All Fixtures and Hardware, Repair/Replace Any Deteriorated/Damaged Wood Components, Replace All Deteriorated/Damaged Drain Lines and Furnish and Install a New “Moen – Chateau” (or approved equal)	EA	3	\$7,500.00	\$ 22,500.00	0.67	0.00	\$ -	0.67	\$ 15,000.000
68	North Side Metal Carport – Remove All Peeling Paint, Dirt, Dust, Etc., Prep and Paint All Metal Components on Existing Carport.	SF	500	\$25.00	\$ 12,500.00	0.40	0.00	\$ -	0.40	\$ 5,000.000
69	West Side Carport Re-Roofing - Membrane Roofing: Remove and Dispose of All Existing Roof Covering Layers on Residence and Carport. Remove and Replace Any Damaged Sheathing, and Damaged Roof and Carport Wood Members, Trim, and Fascia.	SF	500	\$25.00	\$ 12,500.00	0.00	0.00	\$ -	0.00	\$ -
70	West Side Carport Exterior Wood Paint and Exterior Plaster Surface	SF	500	\$12.00	\$ 6,000.00	0.00	0.00	\$ -	0.00	\$ -
71	Pest Control	LS	1	\$10,000.00	\$ 10,000.00	0.40	0.00	\$ -	0.40	\$ 4,000.000
72	Clean Building Drain and Waste Piping	LS	1	\$12,500.00	\$ 12,500.00	1.00	0.00	\$ -	1.00	\$ 12,500.000
73	Smoke Detectors and Monoxide Detectors	EA	20	\$100.00	\$ 2,000.00	1.00	0.00	\$ -	1.00	\$ 2,000.000
74	Replace Wall Heater – Dual Wall 50,000 BTU	EA	10	\$1,000.00	\$ 10,000.00	1.00	0.00	\$ -	1.00	\$ 10,000.000
75	General Drywall Repairs	SF	20000	\$7.00	\$ 140,000.00	1.00	0.00	\$ -	1.00	\$ 140,000.000
76	Replace Doorbell	EA	10	\$100.00	\$ 1,000.00	1.00	0.00	\$ -	1.00	\$ 1,000.000
77	Repair Electrical Wiring, Install New Electrical Receptacles & Switches and Ground Fault Circuit Interrupter	LS	1	\$55,000.00	\$ 55,000.00	1.00	0.00	\$ -	1.00	\$ 55,000.000
78	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light Fixtures	EA	40	\$750.00	\$ 30,000.00	1.0000	0.00	\$ -	1.00	\$ 30,000.000
79	Kitchen – Replace Fluorescent Light Bulbs and Fixtures, If Necessary. Replace Cabinets, Countertops and Backsplashes, Faucet, Sink, Garbage Disposal, Under Sink Plumbing and All Appliances, New Exhaust Range Hood, New Gas Range	EA	10	\$15,000.00	\$ 150,000.00	1.0000	0.00	\$ -	1.00	\$ 150,000.000
80	Bathroom – New Exhaust Fan, Remove and Replace Drywall and Tile From Walls and Ceiling, New Tub/Shower, New Shower Fixtures,, New Vanity/Mirror/Medicine Cabinet, New Countertops, New Faucet, New Toilet Including New Pump, Seat, and Wax Ring, New Light Fixtures, New Paint and New Flooring.	EA	12	\$7,500.00	\$ 90,000.00	1.0000	0.00	\$ -	1.00	\$ 90,000.000

81	Install New Passage Doors	EA	24	\$250.00	\$ 6,000.00	1.00	0.00	\$ -	1.00	\$ 6,000.000
82	Interior Paint – All Rooms	SF	20000	\$2.00	\$ 40,000.00	1.00	0.00	\$ -	1.00	\$ 40,000.000
83	Install New Vinyl Plank Flooring	SF	20000	\$7.00	\$ 140,000.00	1.0000	0.00	\$ -	1.00	\$ 140,000.000
84	Remove and dispose of all of the existing carpet, padding, and strips from areas of dwelling that currently have carpet	LS	1	\$7,500.00	\$ 7,500.00	1.00	0.00	\$ -	1.00	\$ 7,500.000
85	Window Coverings Replacement	EA	24	\$150.00	\$ 3,600.00	1.0000	0.00	\$ -	1.00	\$ 3,600.000
86	Install New Windows: Windows, Window Frames, and Window Coverings Replacement	EA	24	\$1,000.00	\$ 24,000.00	1.0000	0.00	\$ -	1.00	\$ 24,000.000
87	Replace All Entry Door Assembly	EA	20	\$250.00	\$ 5,000.00	1.00	0.00	\$ -	1.00	\$ 5,000.000
88	Security Window Screens Compliance	EA	24	\$350.00	\$ 8,400.00	1.00	0.00	\$ -	1.00	\$ 8,400.000
89	Laundry Room: Inspect Electrical System and Making All Needed Replacement/Repairs, Remove/Replace Existing Washers and Dryers	LS	1	\$3,500.00	\$ 3,500.00	1.00	0.00	\$ -	1.00	\$ 3,500.000
90	Pest Control	LS	1	\$12,000.00	\$ 12,000.00	1.0000	0.00	\$ -	1.00	\$ 12,000.000
91	Clean Building Drain and Waste Piping	LS	1	\$12,000.00	\$ 12,000.00	1.0000	0.00	\$ -	1.00	\$ 12,000.000
92	Smoke Detectors and Monoxide Detectors	EA	44	\$100.00	\$ 4,400.00	1.0000	0.00	\$ -	1.00	\$ 4,400.000
93	Replace Wall Heater – Dual Wall 50,000 BTU	EA	12	\$3,000.00	\$ 36,000.00	0.9722	0.00	\$ -	0.97	\$ 34,999.920
94	General Drywall Repairs	SF	20000	\$7.00	\$ 140,000.00	1.000	0.00	\$ -	1.00	\$ 140,000.000
95	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	LS	1	\$12,000.00	\$ 12,000.00	1.00	0.00	\$ -	1.00	\$ 12,000.000
96	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light Fixtures	EA	32	\$650.00	\$ 20,800.00	1.00	0.00	\$ -	1.00	\$ 20,800.000
97	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories	EA	12	\$15,000.00	\$ 180,000.00	1.0000	0.00	\$ -	1.00	\$ 180,000.000
98	Bathroom/Half Bath – Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture, Electrical System Wiring, Painting.	EA	24	\$7,500.00	\$ 180,000.00	1.0000	0.00	\$ -	1.00	\$ 180,000.000
99	Interior Paint – All Rooms	SF	20000	\$2.00	\$ 40,000.00	1.000	0.00	\$ -	1.00	\$ 40,000.000
100	Install New Vinyl Plank Flooring and Carpet Replacement	SF	20000	\$12.00	\$ 240,000.00	1.00	0.00	\$ -	1.00	\$ 240,000.000
101	Window Coverings Replacement	EA	30	\$250.00	\$ 7,500.00	1.0000	0.00	\$ -	1.00	\$ 7,500.000
102	Install New Passage Doors	EA	44	\$250.00	\$ 11,000.00	1.0000	0.00	\$ -	1.00	\$ 11,000.000
103	Repair Trash Enclosure Metal Doors	LS	1	\$2,500.00	\$ 2,500.00	1.00	0.00	\$ -	1.00	\$ 2,500.000
104	Water Heater Room Drywall Repairs	EA	1	\$1,000.00	\$ 1,000.00	0.00	0.00	\$ -	0.00	\$ -

105	Install New Windows and Replace All Entry Door Assembly	EA	40	\$1,000.00	\$ 40,000.00	1.000	0.00	\$ -	1.00	\$ 40,000.000
106	Replace All Entry Door Assembly	EA	48	\$550.00	\$ 26,400.00	0.9148	0.00	\$ -	0.91	\$ 24,150.000
107	Repair/Replace Vinyl Fence	LS	1	\$1,500.00	\$ 1,500.00	1.00	0.00	\$ -	1.00	\$ 1,500.000
108	Laundry Room Electrical repairs and Laundry Room Washer and Dryer	LS	1	\$5,500.00	\$ 5,500.00	1.00	0.00	\$ -	1.00	\$ 5,500.000
109	Pest Control	LS	1	\$4,000.00	\$ 4,000.00	1.00	0.00	\$ -	1.00	\$ 4,000.000
110	Clean Building Drain and Waste Piping	LS	1	\$2,000.00	\$ 2,000.00	1.00	0.00	\$ -	1.00	\$ 2,000.000
111	Smoke Detectors and Monoxide Detectors	EA	21	\$100.00	\$ 2,100.00	1.0000	0.00	\$ -	1.00	\$ 2,100.000
112	Replace Radiant Ceiling Heaters	EA	5	\$2,500.00	\$ 12,500.00	1.00	0.00	\$ -	1.00	\$ 12,500.000
113	General Drywall Repairs	SF	20000	\$7.00	\$ 140,000.00	1.00	0.00	\$ -	1.00	\$ 140,000.000
114	Replace Doorbell	EA	5	\$100.00	\$ 500.00	0.00	0.00	\$ -	0.00	\$ -
115	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	LS	1	\$8,000.00	\$ 8,000.00	1.00	0.00	\$ -	1.00	\$ 8,000.000
116	Electric Water Heater Replacement	EA	2	\$1,000.00	\$ 2,000.00	1.0	0.00	\$ -	1.00	\$ 2,000.000
117	Kitchen – Drywall, Painting, Patch Work, Flooring, Removal/Replace Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, New Electrical Range, Appliances and Accessories	EA	5	\$15,000.00	\$ 75,000.00	1.000	0.00	\$ -	1.00	\$ 75,000.000
118	Bathroom/Half Bath – Drywall, Tile, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture, Electrical System Wiring, Painting.	EA	5	\$7,500.00	\$ 37,500.00	1.00	0.00	\$ -	1.00	\$ 37,500.000
119	Install New Passage Doors	EA	16	\$250.00	\$ 4,000.00	1.000	0.00	\$ -	1.00	\$ 4,000.000
120	Interior Paint – All Rooms	SF	20000	\$2.00	\$ 40,000.00	1.00	0.00	\$ -	1.00	\$ 40,000.000
121	Install New Vinyl Plank Flooring and Carpet Replacement	SF	20000	\$12.00	\$ 240,000.00	1.00	0.00	\$ -	1.00	\$ 240,000.000
122	Install New Windows: Windows, Window Frames, and Window Coverings Replacement	EA	40	\$1,250.00	\$ 50,000.00	1.00	0.00	\$ -	1.00	\$ 50,000.000
123	Laundry Room – Electrical System Inspection, Electrical System repair/replace, Drywall, Patchwork, Electric Water Heater Replacement and Washer and Dryer Replacement.	LS	1	\$4,500.00	\$ 4,500.00	1.00	0.00	\$ -	1.00	\$ 4,500.000
124	Repair/Replace Vinyl Fence	LS	1	\$1,500.00	\$ 1,500.00	1.00	0.00	\$ -	1.00	\$ 1,500.000
125	Install Exterior Lighting with Timer System at All Properties	LS	1	\$3,000.00	\$ 3,000.00	1.00	0.00	\$ -	1.00	\$ 3,000.000

126	Remove and Dispose of All Existing Equipment and Material	LS	1	\$4,000.00	\$ 4,000.00	1.00	0.00	\$ -	1.00	\$ 4,000.000
127	3-Year Maintenance Program Covering All Properties Exterior and Interior Repairs As Well As Any Emergency Repairs	LS	1	\$24,000.00	\$ 24,000.00	1.00	0.00	\$ -	1.00	\$ 24,000.000
128	Change Order #147 - 11537 unit A and E installation of closets	LS	1	\$2,804.22	\$ 2,804.22	1.000	0.00	\$ -	1.00	\$ 2,804.22
129	Change Order #149 - 12720 Grevillea #C and D: relocations of thermostats 6ft away from wall units (Inspector request)	LS	1	\$2,833.34	\$ 2,833.34	1.000	0.00	\$ -	1.00	\$ 2,833.34
130	Change Order #150: 12720 grevillea doors and frames removal unit C & D	LS	1	\$1,361.34	\$ 1,361.34	1.000	0.00	\$ -	1.00	\$ 1,361.34
131	Change Orders: #181-#236 Detailed in Klassic Eng. Invoice	LS	1	\$851,787.40	\$ 851,787.40	1.000	0.00	\$ -	1.00	\$ 851,787.40
132	Change Orders: #237-#280 Detailed in Klassic Eng. Invoice	LS	1	\$1,192,070.25	\$ 1,192,070.25	1.000	0.00	\$ -	1.00	\$ 1,192,070.25
133	COR Delta-Info for contract adjusted line items as follows: Line Items- 68/69/70/82/90/91/94/96/100/101/109/111/112/113/117/119/120/121 (total amount of credit: \$133,810.00)									
134	Change Orders: #283-#324 Detailed in Klassic Eng. Invoice	LS	1	\$491,551.34	\$ 491,557.34	1.000	0.00	\$ -	1.00	\$ 491,557.34
135	Change Orders: #326-#359 Detailed In Klassic Eng Invoice #11	LS	1	\$386,776.75	\$ 386,776.75	0.000	1.00	\$ 386,776.75	0.00	\$ 386,776.75
TOTAL(S):					\$ 6,198,556.55					
								TOTAL	\$ 386,776.75	\$ 8,247,998.35
								LESS RETENTION	\$ 19,338.84	\$ 412,399.92
								LESS PREVIOUSLY PAID	\$ -	\$ 7,468,160.52
								TOTAL AMOUNT DUE	\$ 367,437.91	\$ 367,437.91

TOTAL AMOUNT DUE THIS 11TH PROGRESS PAYMENT:

Account#100-1150-737-0-0-42084\$ 367,437.91

TOTAL: \$367,437.91

German Franco

Project Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: City of Hawthorne
4455 W 126Th Street

Project: Hawthorne Housing Rehabilitation of City Owned Properties

Application Number: 11
Application Date: 9/17/2025
Period of Progrss Payment: 8/16/2025-9/19/2025
Contract Date: 45246
Contract Number: #23-09

FROM CONTRACTOR: Klassic Engineering & Construction
250 S. Tustin St.
Orange, CA 92866

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	4,147,700.00
2. Net change by Change Orders	\$	\$5,058,118.95
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	9,205,818.95
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$ 8,247,998.35
5. RETAINAGE:		
a. 0.05 % of Completed Work (Column D + E on G703)	\$	\$412,399.92
b. 0.05 % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	(412,440.82)
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$7,835,598.43
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$7,468,160.52
8. CURRENT PAYMENT DUE	\$	367,437.91
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,370,261.42

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

City of Hawthorne :

By: _____ Date: _____

Print Name: _____

Title: _____

By: _____ Date: _____

Print Name: _____

Title: _____

CONTRACTOR:

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Keivan Shirali Date: 102/22/2025

Print Name: Keivan Shirali

Title: C.E.O.

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

Print Name: _____

Title: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Construction Manager (Anser Advisory):

By: _____ Date: _____

Print Name: _____

Title: _____

Klassic Engineering & Construction Inc.-Hawthorne Housing Rehabilitation of City Owned Properties

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Hawthorne Rehabilitation

APPLICATION NO.: 11
APPLICATION DATE: 9/17/2025
PERIOD FROM: 8/16/2025
PERIOD TO: 9/19/2025

A		B		C		D		E		F		G		H		I		J	
ITEM NO.	DESCRIPTION OF WORK	Quantity	Unit price	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)								
					FROM PREVIOUS APPLICATION	THIS PERIOD													
12720 Grivellea Avenue/12726 Grevillea Avenue-Following Bid Line Items (1-4)																			
	Exterior Staircase Railing Paint and Install new 2" wide safety walk	1	\$3,500.0	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,500.00	\$0.00								
1	Replace All Entry Door Assembly	28	\$350.00	\$9,800.00	\$2,800.00	\$0.00	\$0.00	\$2,800.00	28.57%	\$7,000.00	\$140.00								
2	Replace All Water Heater Enclosure Doors	8	\$100.00	\$800.00	\$100.00	\$0.00	\$0.00	\$100.00	12.50%	\$700.00	\$5.00								
4	Replace All Individual Mailboxes	8	\$50.00	\$400.00	\$50.00	\$0.00	\$0.00	\$50.00	12.50%	\$350.00	\$2.50								
Project Totals:				\$14,500.00	\$2,950.00	\$0.00	\$0.00	\$2,950.00	20.34%	\$11,550.00	\$147.50								
12720 Grivellea Avenue: Units A,B,D Line Items 5-21)																			
5	Pest Control	1	\$1,000.0	\$1,000.00	\$600.00	\$0.00	\$0.00	\$600.00	60.00%	\$1,000.00	\$30.00								
6	Clean Building Drain and Waste Piping	1	\$1,500.0	\$1,500.00	\$1,250.00	\$0.00	\$0.00	\$1,250.00	83.33%	\$1,500.00	\$62.50								
7	Smoke Detectors and Monoxide Detectors	13	\$100.00	\$1,300.00	\$900.00	\$0.00	\$0.00	\$900.00	69.23%	\$1,300.00	\$45.00								
8	Disconnect Existing Old Wall Gas/Floor Heater	7	\$750.00	\$5,250.00	\$3,200.00	\$0.00	\$0.00	\$3,200.00	60.95%	\$5,250.00	\$160.00								
9	Install Wall Heater – Dual Wall 50,000 BTU, Update Water Heater	4	\$3,000.0	\$12,000.00	\$8,500.00	\$0.00	\$0.00	\$8,500.00	70.83%	\$12,000.00	\$425.00								
10	General Drywall Repairs	20000	\$7.00	\$140,000.00	\$112,000.00	\$0.00	\$0.00	\$112,000.00	80.00%	\$140,000.00	\$5,600.00								
11	Replace Doorbell	4	\$100.00	\$400.00	\$300.00	\$0.00	\$0.00	\$300.00	75.00%	\$400.00	\$15.00								
12	Repair Electrical Wiring, Install New Electrical Receptacles & Switches,	1	\$16,000.0	\$16,000.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00	75.00%	\$16,000.00	\$600.00								
13	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light	17	\$650.00	\$11,050.00	\$9,000.00	\$0.00	\$0.00	\$9,000.00	81.45%	\$11,050.00	\$450.00								
14	Install New Water Heater	6	\$1,000.0	\$6,000.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	66.67%	\$6,000.00	\$200.00								
15	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets,	4	\$15,000.0	\$60,000.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00	75.00%	\$60,000.00	\$2,250.00								
16	Bathroom – Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet,	4	\$7,500.0	\$30,000.00	\$22,500.00	\$0.00	\$0.00	\$22,500.00	75.00%	\$30,000.00	\$1,125.00								
17	Remove/Dispose all existing interior passage doors and Install New	10	\$250.00	\$2,500.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	80.00%	\$500.00	\$100.00								
18	Interior Paint – All Rooms	20000	\$2.00	\$40,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	75.00%	\$10,000.00	\$1,500.00								
19	Install New Vinyl Plank Flooring and Carpet Replacement	20000	\$12.00	\$240,000.00	\$185,000.00	\$0.00	\$0.00	\$185,000.00	77.08%	\$55,000.00	\$9,250.00								
20	Install New Windows: Windows, Window Frames, and Window	35	\$750.00	\$26,250.00	\$19,000.00	\$0.00	\$0.00	\$19,000.00	72.38%	\$7,250.00	\$950.00								
Project Totals:				\$593,250.00	\$455,250.00	\$0.00	\$0.00	\$455,250.00	76.74%	\$138,000.00	\$22,762.50								
21	No Work Necessary for this Unit	VOID	VOID	VOID	VOID	VOID	VOID	VOID	VOID	VOID	VOID								
12726 Grivellea Avenue-All Units A, B, C, and D-Line Items (22-37)																			
22	Pest Control	1	\$2,000.0	\$2,000.00	\$500.00	\$0.00	\$0.00	\$500.00	25.00%	\$1,500.00	\$25.00								
23	Clean Building Drain and Waste Piping	1	\$3,000.0	\$3,000.00	\$600.00	\$0.00	\$0.00	\$600.00	20.00%	\$2,400.00	\$30.00								
24	Smoke Detectors and Monoxide Detectors	13	\$100.00	\$1,300.00	\$500.00	\$0.00	\$0.00	\$500.00	38.46%	\$800.00	\$25.00								
25	Disconnect Existing Old Wall Gas/Floor Heater	7	\$750.00	\$5,250.00	\$750.00	\$0.00	\$0.00	\$750.00	14.29%	\$4,500.00	\$37.50								
26	Install Wall Heater – Dual Wall 50,000 BTU, Update Water Heater	4	\$3,000.0	\$12,000.00	\$750.00	\$0.00	\$0.00	\$750.00	6.25%	\$11,250.00	\$37.50								
27	General Drywall Repairs	20000	\$7.00	\$140,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	2.14%	\$137,000.00	\$150.00								
28	Replace Doorbell	4	\$100.00	\$400.00	\$100.00	\$0.00	\$0.00	\$100.00	25.00%	\$300.00	\$5.00								
29	Repair Electrical Wiring, Install New Electrical Receptacles & Switches,	1	\$20,000.0	\$20,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	25.00%	\$15,000.00	\$250.00								
Project Totals:				\$183,950.00	\$11,200.00	\$0.00	\$0.00	\$11,200.00	6.09%	\$172,750.00	\$560.00								
A	B	C		D	E		F	G	H	I	J								
ITEM NO.	DESCRIPTION OF WORK	Quantity	Unit price	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)								
30	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light	17	\$650.00	\$11,050.00	\$2,950.00	\$0.00	\$0.00	\$2,950.00	26.70%	\$8,100.00	\$147.50								
31	Install New Water Heater	4	\$1,000.0	\$4,000.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	50.00%	\$2,000.00	\$100.00								
32	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets,	4	\$15,000.0	\$60,000.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	25.00%	\$45,000.00	\$750.00								
33	Bathroom – Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet,	4	\$7,500.0	\$30,000.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00	25.00%	\$22,500.00	\$375.00								
34	Remove/Dispose all existing interior passage doors and Install New	9	\$250.00	\$2,250.00	\$500.00	\$0.00	\$0.00	\$500.00	22.22%	\$1,750.00	\$25.00								
35	Interior Paint – All Rooms	20000	\$2.00	\$40,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	7.50%	\$37,000.00	\$150.00								
36	Install New Vinyl Plank Flooring and Carpet Replacement	20000	\$12.00	\$240,000.00	\$3,600.00	\$0.00	\$0.00	\$3,600.00	1.50%	\$236,400.00	\$180.00								
37	Install New Windows: Windows, Window Frames, and Window	20	\$750.00	\$15,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	33.33%	\$10,000.00	\$250.00								
Project Totals:				\$402,300.00	\$39,550.00	\$0.00	\$0.00	\$39,550.00	9.83%	\$362,750.00	\$1,977.50								
12529 Truro Avenue -All Units A, B, C-Line Items (38-67)																			
38	Repair Handrails	1	\$1,500.0	\$1,500.00	\$1000.00	\$0.00	\$0.00	\$1,000.00	66.67%	\$500.00	\$50.00								
39	Replace Doorbell	3	\$100.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$300.00	\$0.00								
40	Paint Exterior Plaster Surfaces for Detached Car Garage	150	\$15.00	\$2,250.00	\$2000.00	\$0.00	\$0.00	\$2,000.00	88.89%	\$250.00	\$100.00								
41	Repair PCC Concrete Slab to Drain Away From Structure by Gas Meters	100	\$55.00	\$5,500.00	\$4000.00	\$0.00	\$0.00	\$4,000.00	72.73%	\$1,500.00	\$200.00								
42	Repair Rear and Side PCC Steps	1	\$1,500.0	\$1,500.00	\$1000.00	\$0.00	\$0.00	\$1,000.00	66.67%	\$500.00	\$50.00								
43	Repair Wrought Iron Gate and Railing	1	\$2,500.0	\$2,500.00	\$2000.00	\$0.00	\$0.00	\$2,000.00	80.00%	\$500.00	\$100.00								
44	Install New Entry Doors and Install New Security Screen Door & Door	5	\$2,500.0	\$12,500.00	\$7500.00	\$0.00	\$0.00	\$7,500.00	60.00%	\$5,000.00	\$375.00								
45	Install New Windows: Windows, Window Frames, and Window	30	\$250.00	\$7,500.00	\$5000.00	\$0.00	\$0.00	\$5,000.00	66.67%	\$2,500.00	\$250.00								
46	Install New Exterior Security Light Fixtures, Replace Light Fixture with	22	\$250.00	\$5,500.00	\$3500.00	\$0.00	\$0.00	\$3,500.00	63.64%	\$2,000.00	\$175.00								
47	Pest Control	1	\$2,500.0	\$2,500.00	\$2000.00	\$0.00	\$0.00	\$2,000.00	80.00%	\$500.00	\$100.00								
48	Replace Wood Garage Door with Steel Sectional Garage Door. Replace	4	\$4,500.0	\$18,000.00	\$4000.00	\$0.00	\$0.00	\$4,000.00	22.22%	\$14,000.00	\$200.00								
49	Front Detached Garage – Replace Side Entry Door Assembly	1	\$2,500.0	\$2,500.00	\$500.00	\$0.00	\$0.00	\$500.00	20.00%	\$2,000.00	\$25.00								
50	Install New Electrical Receptacles & Switches	1	\$2,500.0	\$2,500.00	\$2000.00	\$0.00	\$0.00	\$2,000.00	80.00%	\$500.00	\$100.00								

51	Clean Building Drain and Waste Piping	1	\$3,500.0	\$3,500.00	\$3000.00	\$0.00	\$0.00	\$3,000.00	85.71%	\$500.00	\$150.00
52	General Drywall Repairs	20000	\$7.00	\$140,000.00	\$100000.00	\$0.00	\$0.00	\$100,000.00	71.43%	\$40,000.00	\$5,000.00
53	Installation of Heating and Air-Conditioning System	3	\$4,500.0	\$13,500.00	\$9000.00	\$0.00	\$0.00	\$9,000.00	66.67%	\$4,500.00	\$450.00
54	Basement Acoustic Suspended Ceiling Repairs	1	\$2,500.0	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,500.00	\$0.00
55	Apply New Interior Paint	20000	\$2.00	\$40,000.00	\$30000.00	\$0.00	\$0.00	\$30,000.00	75.00%	\$10,000.00	\$1,500.00
56	Smoke Detectors and Monoxide Detectors	16	\$100.00	\$1,600.00	\$1000.00	\$0.00	\$0.00	\$1,000.00	62.50%	\$600.00	\$50.00
57	Repair Electrical Wiring, Install New Electrical Receptacles & Switches,	1	\$8,500.0	\$8,500.00	\$7500.00	\$0.00	\$0.00	\$7,500.00	88.24%	\$1,000.00	\$375.00
58	All Bathrooms – New Exhaust Fan, Remove/Replace Drywall and Tile	6	\$7,500.0	\$45,000.00	\$32000.00	\$0.00	\$0.00	\$32,000.00	71.11%	\$13,000.00	\$1,600.00
Project Totals:				\$319,150.00	\$217,000.00	\$0.00	\$0.00	\$217,000.00	67.99%	\$72,100.00	\$10,850.00

12529 Truro Avenue -All Units A, B, C-Line Items (38-67)											
ITEM NO.	DESCRIPTION OF WORK	Quantity	Unit price	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION	THIS PERIOD					
59	Basement Bathroom – Remove and Dispose of existing ceramic tile,	1	\$7,500.0	\$7,500.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	66.67%	\$2,500.00	\$250.00
60	1st Floor Bathroom – replace tub door, install new water closet,	1	\$7,500.0	\$7,500.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	66.67%	\$2,500.00	\$250.00
61	Kitchen – Drywall, Painting, Patch Work, Removal/Install of Kitchen:	3	\$15,000.	\$45,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	66.67%	\$15,000.00	\$1,500.00
62	Basement Den – will remain and properly protected	1	\$250.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$250.00	\$0.00
63	Carpet – remove and dispose of all existing carpet, padding, and	1	\$5,500.0	\$5,500.00	\$4,500.00	\$0.00	\$0.00	\$4,500.00	81.82%	\$1,000.00	\$225.00
64	Install New Vinyl Plank Flooring	20000	\$7.00	\$140,000.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00	71.43%	\$40,000.00	\$5,000.00
65	Replace Front Entry Door Assembly	6	\$350.00	\$2,100.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	71.43%	\$600.00	\$75.00
66	Master Bathroom – Install New Bath/Shower Valve & Fixtures,	1	\$7,500.0	\$7,500.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	66.67%	\$2,500.00	\$250.00
67	2nd Bathroom – Remove/Replace Existing Tub/Shower Enclosure	3	\$7,500.0	\$22,500.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	66.67%	\$7,500.00	\$750.00
Project Totals:				\$237,850.00	\$166,000.00	\$0.00	\$0.00	\$166,000.00	69.79%	\$69,350.00	\$8,300.00

11605 Gale Avenue-Exterior Improvement Line Items (68-89)											
68	North Side Metal Carport – Remove All Peeling Paint, Dirt, Dust, Etc.,	500	\$25.00	\$12,500.00	\$-	\$0.00	\$0.00	\$0.00	0.00%	\$12,500.00	\$0.00
69	West Side Carport Re-Roofing - Membrane Roofing; Remove and	500	\$25.00	\$12,500.00	\$-	\$0.00	\$0.00	\$0.00	0.00%	\$12,500.00	\$0.00
70	West Side Carport Exterior Wood Paint and Exterior Plaster Surface	500	\$12.00	\$6,000.00	\$-	\$0.00	\$0.00	\$0.00	0.00%	\$6,000.00	\$0.00
71	Pest Control	1	\$10,000.	\$10,000.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	40.00%	\$6,000.00	\$200.00
Project Totals:				\$41,000.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	9.76%	\$37,000.00	\$200.00

11605 Gale Avenue-Exterior Improvement Line Items (68-89)											
72	Clean Building Drain and Waste Piping	1	\$12,500.	\$12,500.00	\$12,500.00	\$0.00	\$0.00	\$12,500.00	100.00%	\$0.00	\$625.00
73	Smoke Detectors and Monoxide Detectors	20	\$100.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	100.00%	\$0.00	\$100.00
74	Replace Wall Heater – Dual Wall 50,000 BTU	10	\$1,000.0	\$10,000.00	\$6,000.00	\$0.00	\$0.00	\$10,000.00	100.00%	\$4,000.00	\$500.00
Project Totals:				\$24,500.00	\$20,500.00	\$0.00	\$0.00	\$24,500.00	100.00%	\$4,000.00	\$1,225.00

11605 Gale Avenue-Exterior Improvement Line Items (68-89)											
ITEM NO.	DESCRIPTION OF WORK	Quantity	Unit price	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION	THIS PERIOD					
75	General Drywall Repairs	20000	\$7.00	\$140,000.00	\$140,000.00	\$0.00	\$0.00	\$140,000.00	100.00%	\$0.00	\$7,000.00
76	Replace Doorbell	10	\$100.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	100.00%	\$0.00	\$50.00
77	Repair Electrical Wiring, Install New Electrical Receptacles & Switches	1	\$55,000.	\$55,000.00	\$55,000.00	\$0.00	\$0.00	\$55,000.00	100.00%	\$0.00	\$2,750.00
78	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light	40	\$750.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$1,500.00
79	Kitchen – Replace Fluorescent Light Bulbs and Fixtures, If Necessary.	10	\$15,000.	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	100.00%	\$0.00	\$7,500.00
80	Bathroom – New Exhaust Fan, Remove and Replace Drywall and Tile	12	\$7,500.0	\$90,000.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00	100.00%	\$0.00	\$4,500.00
81	Install New Passage Doors	24	\$250.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00	100.00%	\$0.00	\$300.00
82	Interior Paint – All Rooms	20000	\$2.00	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$40,000.00	100.00%	\$0.00	\$2,000.00
83	Install New Vinyl Plank Flooring	20000	\$7.00	\$140,000.00	\$140,000.00	\$0.00	\$0.00	\$140,000.00	100.00%	\$0.00	\$7,000.00
84	Remove and dispose of all of the existing carpet, padding, and strips	1	\$7,500.0	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00	100.00%	\$0.00	\$375.00
85	Window Coverings Replacement	24	\$150.00	\$3,600.00	\$3,600.00	\$0.00	\$0.00	\$3,600.00	100.00%	\$0.00	\$180.00
86	Install New Windows: Windows, Window Frames, and Window	24	\$1,000.0	\$24,000.00	\$24,000.00	\$0.00	\$0.00	\$24,000.00	100.00%	\$0.00	\$1,200.00
87	Replace All Entry Door Assembly	20	\$250.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	100.00%	\$0.00	\$250.00
88	Security Window Screens Compliance	24	\$350.00	\$8,400.00	\$8,400.00	\$0.00	\$0.00	\$8,400.00	100.00%	\$0.00	\$420.00
89	Laundry Room: Inspect Electrical System and Making All Needed	1	\$3,500.0	\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00	100.00%	\$0.00	\$175.00
Project Totals:				\$704,000.00	\$704,000.00	\$0.00	\$0.00	\$704,000.00	100.00%	\$0.00	\$35,200.00

11529 Gale Avenue-Following Bid Line Items (90-108)											
90	Pest Control	1	\$12,000.	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00	100.00%	\$0.00	\$600.00
91	Clean Building Drain and Waste Piping	1	\$12,000.	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00	100.00%	\$0.00	\$600.00
92	Smoke Detectors and Monoxide Detectors	44	\$100.00	\$4,400.00	\$4,400.00	\$0.00	\$0.00	\$4,400.00	100.00%	\$0.00	\$220.00
93	Replace Wall Heater – Dual Wall 50,000 BTU	12	\$3,000.0	\$36,000.00	\$35,000.00	\$0.00	\$0.00	\$35,000.00	97.22%	\$1,000.00	\$1,750.00
94	General Drywall Repairs	20000	\$7.00	\$140,000.00	\$140,000.00	\$0.00	\$0.00	\$140,000.00	100.00%	\$0.00	\$7,000.00
95	Repair Electrical Wiring, Install New Electrical Receptacles & Switches,	1	\$12,000.	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00	100.00%	\$0.00	\$600.00
96	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light	32	\$650.00	\$20,800.00	\$20,800.00	\$0.00	\$0.00	\$20,800.00	100.00%	\$0.00	\$1,040.00
Project Totals:				\$237,200.00	\$236,200.00	\$0.00	\$0.00	\$236,200.00	99.58%	\$1,000.00	\$11,810.00

11529 Gale Avenue-Following Bid Line Items (90-108)											
ITEM NO.	DESCRIPTION OF WORK	Quantity	Unit price	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION	THIS PERIOD					
97	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets,	12	\$15,000.	\$180,000.00	\$180,000.00	\$0.00	\$0.00	\$180,000.00	100.00%	\$0.00	\$9,000.00

98	Bathroom/Half Bath – Drywall, Exhaust Fan, Vanity/Mirror/Medicine	24	\$7,500.0	\$180,000.00	\$165,500.00	\$0.00	\$0.00	\$165,500.00	91.94%	\$14,500.00	\$8,275.00
99	Interior Paint – All Rooms	20000	\$2.00	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$40,000.00	100.00%	\$0.00	\$2,000.00
100	Install New Vinyl Plank Flooring and Carpet Replacement	20000	\$12.00	\$240,000.00	\$240,000.00	\$0.00	\$0.00	\$240,000.00	100.00%	\$0.00	\$12,000.00
101	Window Coverings Replacement	30	\$250.00	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00	100.00%	\$0.00	\$375.00
102	Install New Passage Doors	44	\$250.00	\$11,000.00	\$11,000.00	\$0.00	\$0.00	\$11,000.00	100.00%	\$0.00	\$550.00
103	Repair Trash Enclosure Metal Doors	1	\$2,500.0	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	100.00%	\$0.00	\$125.00
104	Water Heater Room Drywall Repairs	1	\$1,000.0	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,000.00	\$0.00
105	Install New Windows and Replace All Entry Door Assembly	40	\$1,000.0	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$40,000.00	100.00%	\$0.00	\$2,000.00
106	Replace All Entry Door Assembly	48	\$550.00	\$26,400.00	\$22,900.00	\$0.00	\$0.00	\$22,900.00	86.74%	\$3,500.00	\$1,145.00
107	Repair/Replace Vinyl Fence	1	\$1,500.0	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	100.00%	\$0.00	\$75.00
108	Laundry Room Electrical repairs and Laundry Room Washer and Dryer	1	\$5,500.0	\$5,500.00	\$5,500.00	\$0.00	\$0.00	\$5,500.00	100.00%	\$0.00	\$275.00
Project Totals:				\$735,400.00	\$716,400.00	\$0.00	\$0.00	\$716,400.00	97.42%	\$4,500.00	\$35,820.00
11537 Gale Avenue-Following Bid Line Items (109-124)											
109	Pest Control	1	\$4,000.0	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	100.00%	\$0.00	\$200.00
110	Clean Building Drain and Waste Piping	1	\$2,000.0	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	100.00%	\$0.00	\$100.00
111	Smoke Detectors and Monoxide Detectors	21	\$100.00	\$2,100.00	\$2,100.00	\$0.00	\$0.00	\$2,100.00	100.00%	\$0.00	\$105.00
112	Replace Radiant Ceiling Heaters	5	\$2,500.0	\$12,500.00	\$12,500.00	\$0.00	\$0.00	\$12,500.00	100.00%	\$0.00	\$625.00
113	General Drywall Repairs	20000	\$7.00	\$140,000.00	\$140,000.00	\$0.00	\$0.00	\$140,000.00	100.00%	\$0.00	\$7,000.00
114	Replace Doorbell	5	\$100.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$500.00	\$0.00
115	Repair Electrical Wiring, Install New Electrical Receptacles & Switches,	1	\$8,000.0	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	100.00%	\$0.00	\$400.00
116	Electric Water Heater Replacement	2	\$1,000.0	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	100.00%	\$0.00	\$100.00
117	Kitchen – Drywall, Painting, Patch Work, Flooring, Removal/Replace	5	\$15,000.	\$75,000.00	\$75,000.00	\$0.00	\$0.00	\$75,000.00	100.00%	\$0.00	\$3,750.00
118	Bathroom/Half Bath – Drywall, Tile, Exhaust Fan,	5	\$7,500.0	\$37,500.00	\$37,500.00	\$0.00	\$0.00	\$37,500.00	100.00%	\$0.00	\$1,875.00
Project Totals:				\$283,600.00	\$283,100.00	\$0.00	\$0.00	\$283,100.00	99.82%	\$500.00	\$14,155.00
11537 Gale Avenue-Following Bid Line Items (109-124)											
ITEM NO.	DESCRIPTION OF WORK	Quantity	Unit price	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION	THIS PERIOD					
119	Install New Passage Doors	16	\$250.00	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	100.00%	\$0.00	\$200.00
120	Interior Paint – All Rooms	20000	\$2.00	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$40,000.00	100.00%	\$0.00	\$2,000.00
121	Install New Vinyl Plank Flooring and Carpet Replacement	20000	\$12.00	\$240,000.00	\$240,000.00	\$0.00	\$0.00	\$240,000.00	100.00%	\$0.00	\$12,000.00
122	Install New Windows: Windows, Window Frames, and Window	40	\$1,250.0	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	100.00%	\$0.00	\$2,500.00
123	Laundry Room – Electrical System Inspection, Electrical System	1	\$4,500.0	\$4,500.00	\$4,500.00	\$0.00	\$0.00	\$4,500.00	100.00%	\$0.00	\$225.00
124	Repair/Replace Vinyl Fence	1	\$1,500.0	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	100.00%	\$0.00	\$75.00
Project Totals:				\$340,000.00	\$340,000.00	\$0.00	\$0.00	\$340,000.00	100.00%	\$0.00	\$17,000.00
11537 Gale Avenue-Following Bid Line Items (109-124)											
125	Install Exterior Lighting with Timer System at All Properties	1	\$3,000.0	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100.00%	\$0.00	\$150.00
126	Remove and Dispose of All Existing Equipment and Material	1	\$4,000.0	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	100.00%	\$0.00	\$200.00
127	3 Year Maintenance Program covering all properties exterior and	1	\$24,000.	\$24,000.00	\$24,000.00	\$0.00	\$0.00	\$24,000.00	100.00%	\$0.00	\$1,200.00
Project Totals:				\$31,000.00	\$31,000.00	\$0.00	\$0.00	\$31,000.00	100.00%	\$0.00	\$1,550.00
Project Totals:				\$4,147,700.00	\$3,206,891.16	\$0.00	\$0.00	\$3,206,891.16	77.32%	\$940,808.84	\$160,344.56

Klassic Engineering & Construction Inc.-Hawthorne Housing Rehabilitation of City Owned Properties

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Hawthorne Rehabilitation

PROJECT NO.: #23-09

CONTRACT NO.:

MUNIS CODE NO.:

APPLICATION NO.: 11

APPLICATION DATE: 9/17/2025

PERIOD FROM: 8/16/2025

PERIOD TO: 9/19/2025

ITEM NO.	DESCRIPTION OF WORK	Quantity	Unit price	SCHEDULED	VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
						FROM PREVIOUS APPLICATION	THIS PERIOD					
Change Orders												
23	COR #23-The work includes per request by city inspector, the installation of flashing on the bottom of exterior doors on 27 units at 11605,11537,11529 Gale Ave.	1	\$27,549.03		\$27,549.03	\$-	\$0.00	\$0.00	\$0.00	0.00%	\$27,549.03	\$0.00
281	COR's #1-280 (Excluding #23-see above) total of all Change Orders #1-280 (Excluding #23) paid in Pay Applications #1-9. Please refer to Pay Apps #1-9 for information on Change Orders #1-#280 (Excluding #23)	1	\$4,162,779.10		\$4,162,779.10	\$4,162,779.10	\$0.00	\$0.00	\$4,162,779.10	100.00%	\$0.00	\$208,138.96
282	COR Delta-Information for contract adjusted line items as follows: Line Items-68/69/70/82/90/91/94/96/100/101/109/111/112/113/117/119/120/121 (Total amount of Credit: \$133,810.00)											
283	COR#283-#324 paid in Pay Application #10. Please refer to Pay App #10 for information on Change Orders #283-#324	1	\$491,551.34		\$491,551.34	\$491,551.34	\$0.00	\$0.00	\$491,551.34	100.00%	\$0.00	\$24,577.57
326	COR#326- 11605 Gale unit 2 - Removal of stipple/popcorn ceiling; finish with a skim coat; apply knock down texture.	1	\$12,090.00		\$12,090.00	\$0.00	\$12,090.00	\$0.00	\$12,090.00	100.00%	\$0.00	\$604.50
327	COR#327-11605 Gale #2: Replacement of old thermostats with new ones, per the city inspector.	1	\$1,511.45		\$1,511.45	\$0.00	\$1,511.45	\$0.00	\$1,511.45	100.00%	\$0.00	\$75.57
328	COR#328 -11605 Gale Avenue-Unit #2- The work includes removal of the damaged floor and installation of the visqueen at	1	\$4,272.30		\$4,272.30	\$0.00	\$4,272.30	\$0.00	\$4,272.30	100.00%	\$0.00	\$213.62
329	COR#329 - 11605 Gale #2: Repair & Texture of the gypboard. Line item were estimated at a lower sqft.	1	\$51,526.90		\$51,526.90	\$0.00	\$51,526.90	\$0.00	\$51,526.90	100.00%	\$0.00	\$2,576.35
330	COR#330 - 11605 Gale # 2 paint gypboard. Line were estimated at a lower sqft.	1	\$14,700.00		\$14,700.00	\$0.00	\$14,700.00	\$0.00	\$14,700.00	100.00%	\$0.00	\$735.00
331	COR#331 - 11605 Gale Ave-Unit 2 Installation of bigger sized windows than shown on the jobwalk.	1	\$10,182.24		\$10,182.24	\$0.00	\$10,182.24	\$0.00	\$10,182.24	100.00%	\$0.00	\$509.11
332	COR#332 - 11605 Gale unit 2: Baseboard installation.	1	\$6,625.63		\$6,625.63	\$0.00	\$6,625.63	\$0.00	\$6,625.63	100.00%	\$0.00	\$331.28
333	COR#333 - 11605 Gale #2 : Removal of existing gyp board; installation of light fixtures	1	\$3,500.00		\$3,500.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	100.00%	\$0.00	\$175.00
334	COR#334 - 11605 Gale 2: Removal and replacement of closets & tracks.	1	\$2,804.22		\$2,804.22	\$0.00	\$2,804.22	\$0.00	\$2,804.22	100.00%	\$0.00	\$140.21
335	COR#335 - 11605 Gale #2: Installation of Cabinets and Countertops	1	\$6,800.00		\$6,800.00	\$0.00	\$6,800.00	\$0.00	\$6,800.00	100.00%	\$0.00	\$340.00
336	COR#336 - 11605 Gale #2 : Bathroom Backsplash per LDM Inspector Request	1	\$2,494.44		\$2,494.44	\$0.00	\$2,494.44	\$0.00	\$2,494.44	100.00%	\$0.00	\$124.72
337	COR# 337- 11605 Gale #2 - Removal existing flooring and installtion new floor more than the line item.	1	\$21,000.00		\$21,000.00	\$0.00	\$21,000.00	\$0.00	\$21,000.00	100.00%	\$0.00	\$1,050.00
338	COR# 338- 11605 Gale #2 - Removal of existing doors more than the line items shown on Contract Line Items	1	\$3,500.00		\$3,500.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	100.00%	\$0.00	\$175.00
339	COR #339 11606-Unit 2-This invoice is for the removal of the existing Gyp Board and installation of Light Fixtures at the Living Rooms and Bedrooms.	1	\$6,709.00		\$6,709.00	\$0.00	\$6,709.00	\$0.00	\$6,709.00	100.00%	\$0.00	\$335.45
340	COR#340- 11605 Gale #2 : Bathroom Backsplash per LDM Inspector Request	1	\$3,209.23		\$3,209.23	\$0.00	\$3,209.23	\$0.00	\$3,209.23	100.00%	\$0.00	\$160.46
341	COR # 341-11605 Gale Ave Unit 2 per city inspector changed the breaker on living space to Arch Fault Breaker	1	\$12,765.90		\$12,765.90	\$0.00	\$12,765.90	\$0.00	\$12,765.90	100.00%	\$0.00	\$638.30
342	COR # 342-11605 Gale Unit 2 sewer line and water line on the walls, ceiling and slab	1	\$21,450.00		\$21,450.00	\$0.00	\$21,450.00	\$0.00	\$21,450.00	100.00%	\$0.00	\$1,072.50
343	COR#343-11537 Gale (Exterior of Building) exterior lighting sytem more than 3/4 was broken.	1	\$27,678.20		\$27,678.20	\$0.00	\$27,678.20	\$0.00	\$27,678.20	100.00%	\$0.00	\$1,383.91
344	COR#344-11529 Gale (Exterior of Building) exterior lighting sytem more than 3/4 was broken.	1	\$26,535.19		\$26,535.19	\$0.00	\$26,535.19	\$0.00	\$26,535.19	100.00%	\$0.00	\$1,326.76
345	COR#345-11605 Gale (Exterior of Building) exterior lighting sytem more than 3/4 was broken. At	1	\$27,658.12		\$27,658.12	\$0.00	\$27,658.12	\$0.00	\$27,658.12	100.00%	\$0.00	\$1,382.91

346	COR#346-12529 Truro Ave-Unit B-Case work around the windows and paint	1	\$6,790.00	\$6,790.00	\$0.00	\$6,790.00	\$0.00	\$6,790.00	100.00%	\$0.00	\$339.50
347	COR#347-12529 Truro Ave-Unit C-Case work around the windows and paint	1	\$7,654.00	\$7,654.00	\$0.00	\$7,654.00	\$0.00	\$7,654.00	100.00%	\$0.00	\$382.70
348	COR# 348 Unit B 12592 Truro bonus room ceiling and wall water damage.	1	\$14,675.98	\$14,675.98	\$0.00	\$14,675.98	\$0.00	\$14,675.98	100.00%	\$0.00	\$733.80
349	COR# 349 parking space issue KEC had to use trailer to move the trach to disposal to 11605 at Gale Ave.	1	\$7,916.88	\$7,916.88	\$0.00	\$7,916.88	\$0.00	\$7,916.88	100.00%	\$0.00	\$395.84
350	COR# 350 Balcony and landing unit C at 12529 Truro Ave . Water damage at lumber and water proofing.	1	\$10,740.42	\$10,740.42	\$0.00	\$10,740.42	\$0.00	\$10,740.42	100.00%	\$0.00	\$537.02
351	COR # 351 Duct work at 12529 Truro Ave Unit B	1	\$3,481.15	\$3,481.15	\$0.00	\$3,481.15	\$0.00	\$3,481.15	100.00%	\$0.00	\$174.06
352	COR # 352 Duct work at 12529 Truro Ave Unit C	1	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	100.00%	\$0.00	\$100.00
353	COR#353-12529 Truro Unit B-Exterior lighting sytem more than 3/4 was broken.	1	\$16,678.20	\$16,678.20	\$0.00	\$16,678.20					
354	COR#354-12529 Truro Unit C-Exterior lighting sytem more than 3/4 was broken. At	1	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$0.00	\$15,000.00	100.00%	\$0.00	\$750.00
355	COR #355-12529 Truro-Unit B-The work includes the work completed in the laundry room. Removal of broken cabinets, electrical work, new plumbing and gas line, with repair of the gypboard and framing. This work also included the removal and installation of 2 interior doors not called out in the contract line items.	1	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	100.00%	\$0.00	\$300.00
356	COR #356-12529 Truro Ave-Unit C-The work includes the work completed in the laundry room. Removal of broken cabinets, electrical work, new plumbing and gas line, with repair of the gypboard and framing. This work also included the removal and installation of 2 interior doors not called out in the contract line items.	1	\$6,555.05	\$6,555.05	\$0.00	\$6,555.05	\$0.00	\$6,555.05	100.00%	\$0.00	\$327.75
357	COR11357-12529 Truro Avenue-Unit C-The work. Includes th, second floor subfloor at both shower and part of bed rooms had Htreme water damage. This was remo11ed and replaced with new material	1	\$7,809.72	\$7,809.72	\$0.00	\$7,809.72	\$0.00	\$7,809.72	100.00%	\$0.00	\$390.49
358	COR#358-12529 Truro Avenue-Unit B-The work Includes the setond floor subfloor at both shower and part of bed rooms had extreme water damage. This was remov,d and replaced with new materlat	1	\$8,606.45	\$8,606.45	\$0.00	\$8,606.45	\$0.00	\$8,606.45	100.00%	\$0.00	\$430.32
359	COR #359-12529 Truro Ave-Unit C-This work is for the removal of the guard rail around the Exterior balcony and the hand rail at the exterior staircase to the entrance of Unit C. Once removed, the handrail and guard rail were taken to a shop to be refinished and then they were reinstalled at the new balcony and staircase	1	\$5,856.08	\$5,856.08	\$0.00	\$5,856.08	\$0.00	\$5,856.08	100.00%	\$0.00	\$292.80
Project Change Order Total:			\$5,047,202.07	\$4,654,330.44	\$386,776.75	\$0.00	\$5,041,925.29	99.90%	\$27,549.03	\$	232,716.52