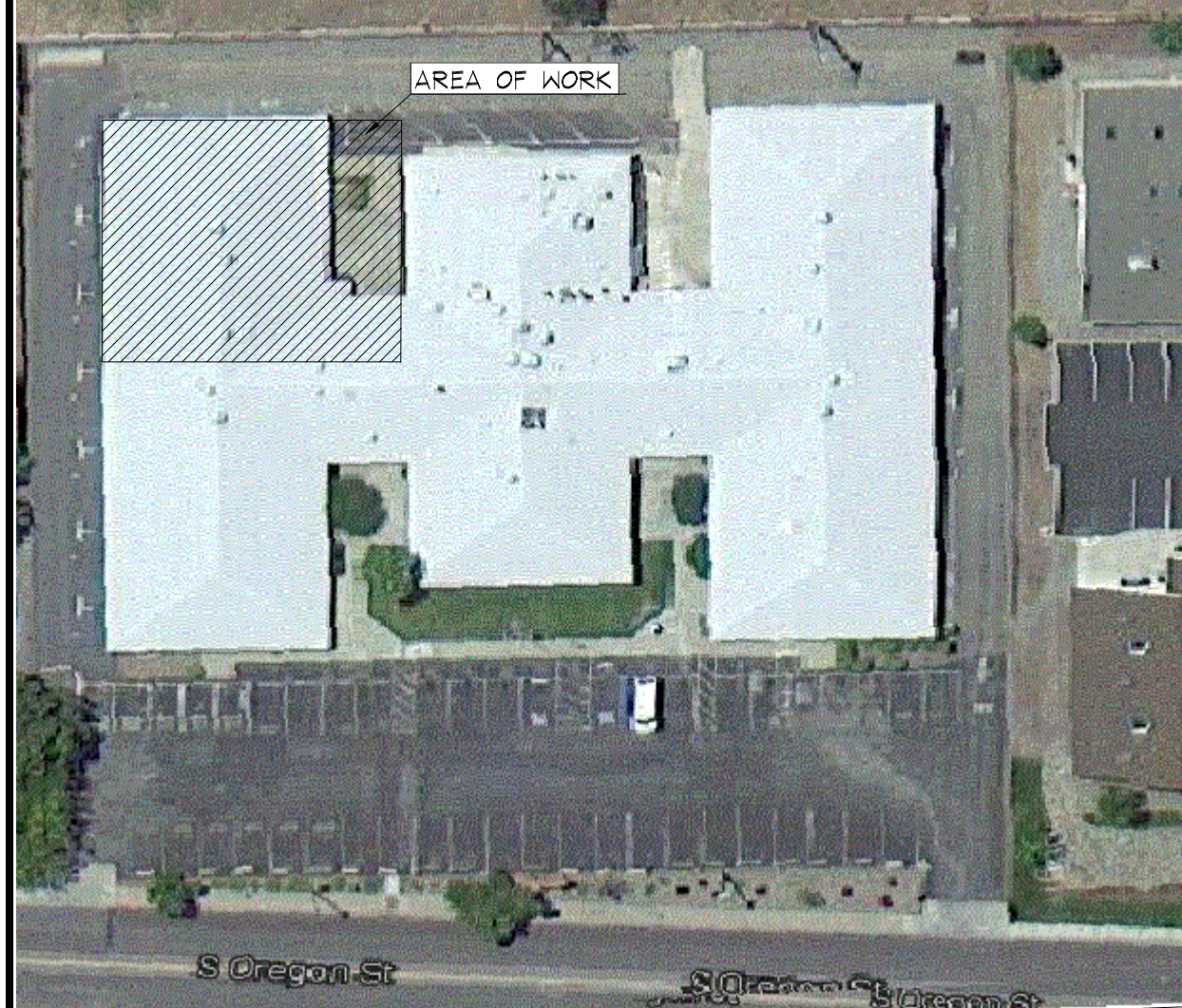


EXITING PLAN
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

KEYNOTES:

- 1. LESSOR TO PROVIDE AND INSTALL NEW VCT FLOORING IN MEETING ROOM 106, BREAK ROOM 120, LOCKER ROOM 105, CORRIDOR 112, AND TRAINING ROOM 118. REFER TO EXHIBIT 'B' FOR SPECIFICATIONS.
- 2. LESSOR TO REPAIR/REPLACE DOOR HANDLE IN WOMEN'S RESTROOM 107.
- 3. LESSOR TO PROVIDE AND APPLY NEW PAINT IN CORRIDOR 112, TELECOM HALLWAY, AND LAUNDRY 121 PER EXHIBIT 'B' SPECIFICATIONS. TOUCH UP PAINT THROUGHOUT REMAINDER OF SPACES AS NEEDED. RELPS PLANNER SHALL APPROVE PAINT COLORS PRIOR TO PURCHASE OF PAINT.
- 4. LESSOR TO PROVIDE AND INSTALL NEW SECURITY CAMERAS IN GATED PARKING LOT FOR FULL VISUAL COVERAGE. EXACT LOCATIONS TO BE VERIFIED AND AGREED UPON BY STATE AND VENDOR. REFER TO PROJECT NOTES AND EXHIBIT 'B' FOR FURTHER INFORMATION.
- 5. LESSOR TO REMOVE LOCKER CABINET AND COUNTER TOP AS NECESSARY TO CREATE NEW LOCATION FOR EXISTING ICE MAKER. PROVIDE AND INSTALL NECESSARY LAMINATE END PANELS AND EDGES TO CREATE FINISHED LOOK ON REMAINING CABINET AND COUNTERTOP. LESSOR TO PROVIDE AND INSTALL NEW WATER LINE AND DRAINAGE AS NECESSARY.

PROJECT NOTES:

- 1. COPIES OF THE LEASE EXHIBIT PLAN AND SPECIFICATIONS SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.
- 2. THE LESSOR SHALL DISTRIBUTE ALL LEASE EXHIBITS TO THE CONTRACTOR, ARCHITECT, ENGINEER AND ANY OTHER PROJECT TEAM MEMBER RESPONSIBLE FOR EXECUTION OF THIS PROJECT.
- 3. LESSOR SHALL NOTIFY THE STATE REAL ESTATE LEASING AND PLANNING SECTION (RELPS) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN LEASE EXHIBIT AND AS-BUILT CONDITION OF BUILDING (INCLUDING EXISTING ELECTRICAL OUTLETS).
- 4. ALL CONDITIONED SPACE SHALL HAVE A GYPSUM WALL BOARD FINISH. EXPOSED STRUCTURAL COMPONENTS WILL NOT BE CONSIDERED FINISHED UNLESS CONCEALED WITH GYPSUM WALL BOARD.
- 5. NEW WALL CONSTRUCTION SHALL BE CONSISTENT WITH EXISTING BUILDING TYPE CONSTRUCTION.
- 6. DEMOLITION OF EXISTING PARTITIONS MAY NOT HAVE BEEN SHOWN ON THIS PLAN. LESSOR SHALL COMPLETE ALL DEMOLITION REQUIRED TO CONSTRUCT THE TENANT IMPROVEMENTS AS SHOWN AND SPECIFIED. ALL ALTERATION WORK SHALL BE PATCHED, REPAIRED, OR REPLACED IN KIND UNLESS OTHERWISE NOTED. UPON COMPLETION OF THE PROJECT, THERE SHALL BE NO VISIBLE DIFFERENCES BETWEEN THE NEW WORK AND THE EXISTING CONDITIONS.
- 7. PRIOR TO CONSTRUCTION, SAMPLES OF THE PROPOSED FINISHES SUCH AS PAINT, CARPET, TILE, ETC. SHALL BE SUBMITTED TO THE PLANNER FOR REVIEW/SELECTION AND APPROVAL. ALL LEASED PREMISES SHALL BE CARPETED EXCEPT THOSE AREAS NOTED OTHERWISE.
- 8. REPLACE ALL DAMAGED AND/OR DISCOLORED CEILING TILES WHERE EXISTING CEILING TILES ARE RE-USED. RELOCATE TILES AS NECESSARY TO PROVIDE A UNIFORM APPEARANCE IN EACH SPACE OR ROOM. WHERE EXISTING SUSPENDED CEILING GRIDS ARE USED, PATCH, REPAIR AND/OR REPLACE EXISTING COMPONENTS TO PROVIDE A LIKE-NEW APPEARANCE THROUGHOUT.
- 9. IT IS THE LESSOR'S RESPONSIBILITY TO COMPLY WITH ALL CURRENT FIRE AND LIFE/PANIC SAFETY CODES AND TO DETERMINE THE REQUIRED RATING FOR ALL WALL SEPARATIONS THROUGHOUT THE TENANT LEASE SPACE AND BETWEEN ALL EXISTING AND/OR FUTURE TENANTS. ANY WALL RATINGS IDENTIFIED ON THE EXHIBIT 'A' SHOULD BE CONSIDERED AS ADVISORY AND SHALL BE VERIFIED BY THE LESSOR'S ARCHITECT PRIOR TO SUBMITTING FOR PERMITS AND TO THE LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION.
- 10. THE LESSOR IS RESPONSIBLE TO PROVIDE A COMPLETE AND FULLY OPERATIONAL, CODE COMPLIANT LEASE SPACE AS SHOWN AND DESCRIBED IN THE LEASE EXHIBITS UNLESS SPECIFICALLY NOTED AS PROVIDED BY OTHERS. THIS INCLUDES BUT IS NOT LIMITED TO ALL DESIGN, ENGINEERING, CONSTRUCTION, EQUIPMENT AND MAINTENANCE.

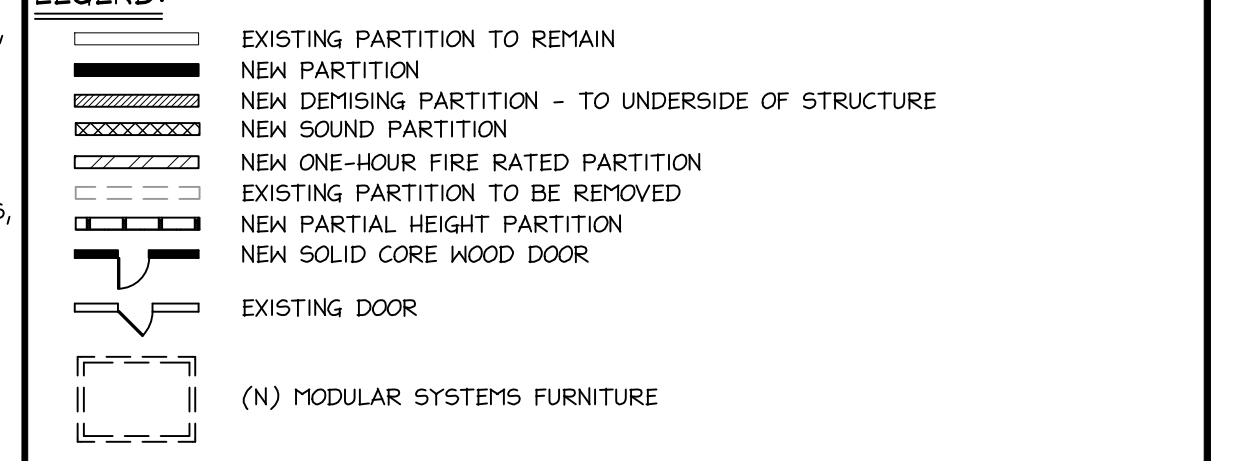
GENERAL NOTES:

- 1. ALL WORK PERFORMED SHALL COMPLY WITH LEASE EXHIBITS 'A', 'B' AND 'C' DATED 10/20/2021, AND CONFORM TO CURRENT CALIFORNIA BUILDING STANDARDS CODE (CBC), AMERICANS WITH DISABILITY ACT (ADA) TITLE II, CALIFORNIA BUILDING CODE, STATE AND CITY FIRE MARSHAL REGULATIONS, LOCAL ZONING, BUILDING CODES ORDINANCES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- 2. THE EXHIBITS 'A', 'B' AND 'C' DO NOT STAND ALONE, AND SHALL BE READ IN THEIR ENTIRETY. IT IS THE LESSOR'S SOLE RESPONSIBILITY TO ENSURE ALL LEASE EXHIBIT REQUIREMENTS ARE INCLUDED IN CONSTRUCTION COSTS.
- 3. IF CONSTRUCTION DOCUMENTS ARE REQUIRED FOR THIS PROJECT, THE LESSOR IS REQUIRED TO SUBMIT CONSTRUCTION DOCUMENTS TO THE LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 4. THESE EXHIBIT DRAWINGS ARE DESIGN DEVELOPMENT GUIDELINES ONLY. THE LESSOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ANY AND ALL REQUIRED CONSTRUCTION DOCUMENTS AND CALCULATIONS NECESSARY TO OBTAIN A BUILDING PERMIT AND TO CONSTRUCT THE IMPROVEMENTS AS SHOWN. THE INTENT OF THE LEASE EXHIBITS IS TO COVER ALL ITEMS REQUIRED TO MAKE THE FACILITY COMPLETE AND OPERATIVE. LESSOR'S ARCHITECT SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE STATE OF ANY DISCREPANCIES PRIOR TO THE PREPARATION OF THE WORKING DRAWINGS.
- 5. NO CHANGES, MODIFICATIONS OR SUBSTITUTIONS SHALL BE MADE TO THE PREMISES AS SHOWN EXCEPT WITH PRIOR WRITTEN APPROVAL OF THE RELPS PLANNER.
- 6. ANY CHANGE ORDERS MUST BE SUBMITTED TO AND BE APPROVED BY THE RELPS PLANNER IN WRITING PRIOR TO CONSTRUCTION.
- 7. PRIOR TO CONSTRUCTION, WORKING DRAWINGS SHALL BE SUBMITTED TO THE STATE (RELPS) FOR REVIEW PURPOSES ONLY. THE LESSOR SHALL RETAIN SOLE RESPONSIBILITY FOR CONFORMITY TO THE LEASE DOCUMENTS.
- 8. PRIOR TO THE EXECUTION OF THE LEASE, THE LESSOR OR LESSOR'S CONSULTANTS SHALL BE RESPONSIBLE FOR CONDUCTING A PRELIMINARY CODE REVIEW OF THE STATE'S EXHIBIT 'A' PLAN WITH THE LOCAL BUILDING AUTHORITY AND LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION. THE REVIEW SHALL ESTABLISH COMPLIANCE WITH ALL CODE ITEMS AS REQUIRED BY EXHIBIT 'B' OF THE LEASE. IF SAID COMPLIANCE CANNOT BE MET, THE LESSOR SHALL NOTIFY THE STATE SO THAT THE NECESSARY CHANGES CAN BE MADE TO EXHIBIT 'A' PRIOR TO EXECUTION OF THE LEASE.

ABBREVIATIONS:

AB	ALUMINUM BLINDS	FD	FLOOR DRAIN	PIA	PRISON INDUSTRY AUTHORITY
ADA	AMERICANS WITH DISABILITIES ACT	FLR	FLOOR	(R)	REMOVE
AFF	ABOVE FINISHED FLR	GLF	GROUND FAULT INTERRUPTER	SDT	STATIC DISSIPATIVE TILE
BBT	BIO BASED TILE	GYP	GYPSUM WALL BOARD	SFM	STATE FIRE MARSHAL
CBC	CALIFORNIA BUILDING CODE	HB	HOSE BIB	SIM	SIMILAR
CG	CORNER GUARD	HT	HEIGHT	SPEC	SPECIFICATION
CL	CENTER LINE	KP	KICK PLATE	SV	SHEET VINYL
CLG	CEILING	MAX	MAXIMUM	T	TEMPERED GLASS
CLR	CLEAR	MB	MARKER BOARD	TB	TACK BOARD
CT	CERAMIC TILE	MIN	MINIMUM	TBB	TELEBOARD
CTR	COUNTER	MR	MOP RACK	TBD	TO BE DETERMINED
CPT	CARPET	MSF	MODULAR SYSTEM FURNITURE	TYP	TYPICAL
DC	DOOR CLOSER	NC	NOT IN CONTRACT	UNO	UNLESS OTHERWISE NOTED
DEPO	DEMOLISH	(N)	NEW	VCT	VINYL COMPOSITION TILE
EP	ELECTRICAL PANEL	NIS	NOT TO SCALE	VP	VISION PANEL
EQ	EQUAL	OC	ON CENTER	WH	WATER HEATER
EVE	ELECTRICAL VEHICLE SUPPLY EQUIPMENT	OL	OCCUPANT LOAD		
FE	FIRE EXTINGUISHER	PLAM	PLASTIC LAMINATE		
		PLYWD	PLYWOOD		

LEGEND:



ALL ITEMS BELOW SHALL BE NEW UNO

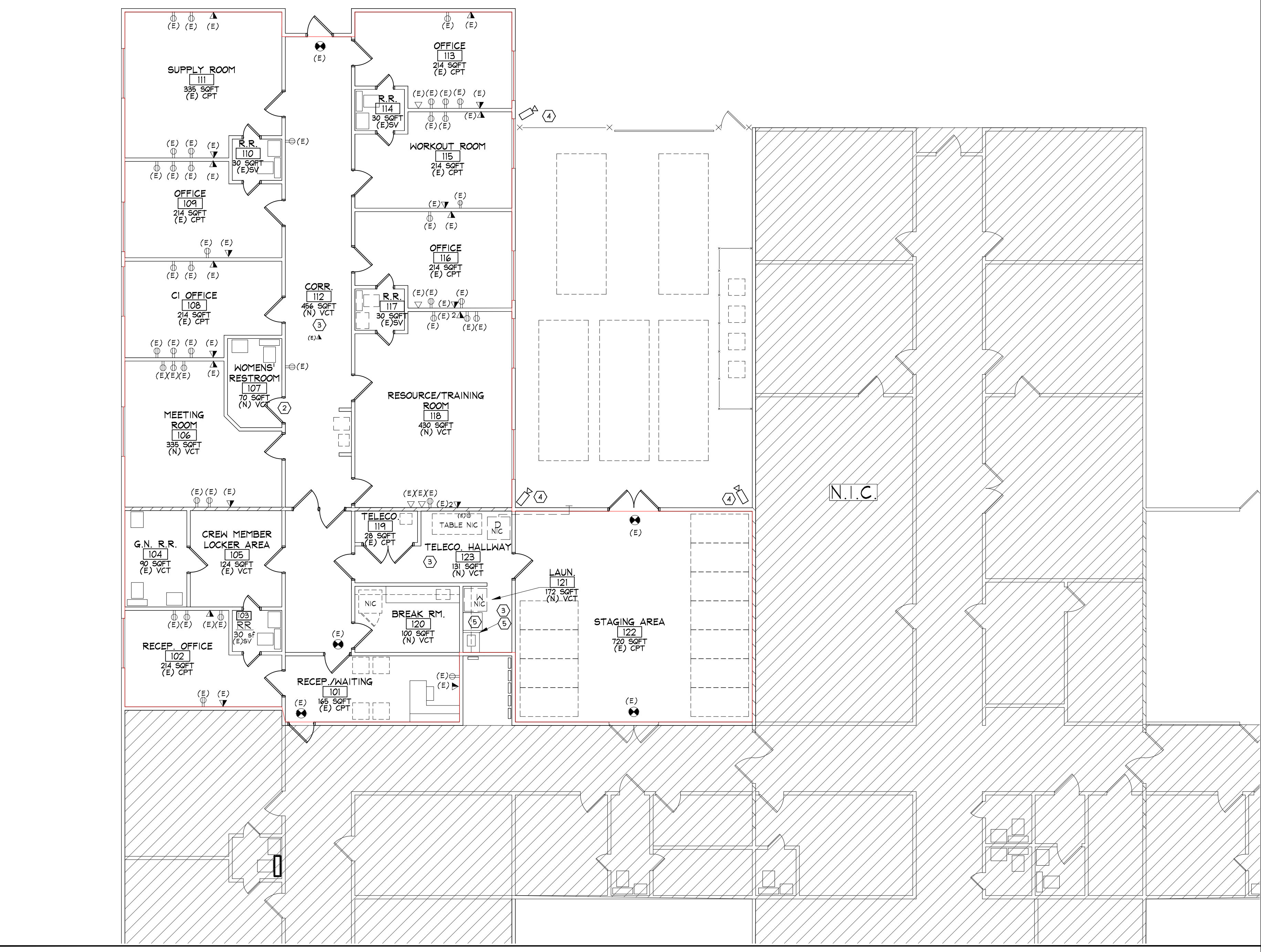
- (L) KEYED LOCKSET
- (EL) ELECTRONIC LOCKSET w/ INTEGRAL KEYPAD
- (PL) PRIVACY LOCK
- (E) PUSH BUTTON FOR ELECTRIC STRIKE
- (ES) ELECTRIC STRIKE
- (ECP) KEYPAD CONTROL FOR ELECTRIC DOOR STRIKE
- (CR) CARD READER
- (SD) SMOKE DETECTOR
- (E) EXIT SIGN
- (T) THERMOSTAT
- (FA) FIRE ASSEMBLY, AUTO CLOSING, MAGNETIC HOLD-OPEN W/SMOKE DETECTORS
- (J) JUNCTION BOX IN WALL (4x4) UNO
- (J) JUNCTION BOX ABOVE CEILING (4x4) UNO
- (SAX) SECURITY ALARM KEYPAD
- (P) PANIC BUTTON
- (M) MOTION SENSOR IN WALL
- (MC) MONITOR
- (C) MOTION SENSOR IN CEILING
- (A) AUDIBLE ALARM
- (V) VISUAL ALARM
- (C) CAMERA
- (VCR) VIDEO RECORDER
- (D) DOOR BELL
- (H) HORN / STROBE
- (HSA) DURESS ALARM SWITCH WALL MOUNTED
- (H) PANIC HARDWARE
- (O) ROOM NAME
- (W) WIRELESS ACCESS POINT (WAP)

FLOOR WALL

- (E) DUPLEX ELECTRICAL OUTLET
- (D) DEDICATED DUPLEX ELECTRICAL OUTLET
- (E) QUADRUPLEX ELECTRICAL OUTLET
- (D) DEDICATED QUADRUPLEX ELECTRICAL OUTLET
- (E) 220V. ELECTRICAL OUTLET
- (E) VOICE & DATA OUTLET w/ TERMINATION FACEPLATE
- (E) DATA OUTLET w/ TERMINATION FACEPLATE
- (E) VOICE OUTLET w/ TERMINATION FACEPLATE
- (L) LIGHT SWITCH
- (L3) THREE-WAY LIGHT SWITCH
- (E) TELE-POWER POLE W/ ELECTRICAL OUTLETS

BUILDING DATA

CONSTRUCTION TYPE: V	STORIES: 1
OCCUPANCY GROUP: B	AUTOMATIC SPRINKLERS: YES
FLOOR PLATE (SF): 25,000	FIRE ALARM: YES
	YEAR BUILT: 1968



FLOOR PLAN
1/8" = 1'-0"

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Asset Management Branch
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REVISION:	DATE
1	
REVISION:	DATE
2	
REVISION:	DATE
3	

LEASE PREMISES:	
NET LEASED AREA:	4,000 SF
	50 SF
	50 SF
TOTAL NET USABLE AREA:	4,000 SF

PARKING STALLS:	15
EXCLUSIVES:	NON-EXCLUSIVE: 10
AGENCY APPROVAL:	11/12/2021 DATE
RELPS APPROVAL:	DATE

PLANNER:	J. CHENAILLE	INITIAL STAMP:
DRAWN BY:	J. CHENAILLE	
DATE:	10/20/2021	
PROJECT NUMBER:	8796	
LEASE FILE NUMBER:	6473-001	

PROJECT: OFFICE QUARTERS
AGENCY: CALIFORNIA CONSERVATION CORPS (CCC)
LOCATION: 1515 S OREGON STREET
YREKA, CA 96097

EXHIBIT: SHEET NO.:
A 1
OF 1 SHEETS