

Attachment B – Deal Points

<b>New or renewal</b>	New Lease
<b>Landlord/Owner</b>	Blum Courtyard Associates
<b>Location</b>	1300 Optical Drive, Irwindale, CA
<b>Purpose</b>	Operations facility for LA County Sheriff's Department in eastern extent of Goldline Operations under sponsorship of Metro's System Safety and Law Enforcement group.
<b>Duration (note any extensions)</b>	10-Years with two options to extend for five years. The total possible lease term would be 20-years.
<b>Total Cost</b>	\$5,268,103 over ten-year life for an average annual rent of \$526,810. This includes year-over-year increases of three percent.
<b>Early Termination Clauses</b>	None.
<b>Determination of Lease Value</b>	Market data provided by professional broker, Colliers International.
<b>Background with this Landlord</b>	None. This will be the first transaction with the landlord/owner, Blum Courtyard Associates.
<b>Special Provisions</b>	None.