



December 5, 2025

LETTER OF INTENT TO LEASE – Revision No.4

Property: 12315 Deerfield Drive (Entire Building)
Truckee, CA 96161

Landlord: Daniel Fraiman- property owner ("Landlord")
Address: 10270 Donner Pass Rd.
Truckee, CA 96161

Tenant: County of Nevada- Behavioral Health Department ("County")
Address: 950 Maidu Ave
Nevada City, CA 95959

WHEREAS; the County intends to lease of the entire building located at 12315 Deerfield Drive, located in Truckee, CA, herein referred to as, "The Building" for the price per square of at \$1.75/SF per month, plus pro rata CAM costs at \$.53/SF; and

WHEREAS, the County intends to occupy this space and begin monthly lease payments for the initial one year term upon substantial completion of the approved Tenant Improvements (TIs) or on a mutually agreed-upon date; and

WHEREAS, this Letter of Intention is an initial commitment to enter into a Commercial Lease Agreement pending final approval by the Board of Supervisors at the January 13, 2026 meeting; and

WHEREAS, the County will honor an offer to purchase consideration for the three 3 months of the lease in the amount of Forty Two Thousand Six Hundred Forty Seven Dollars and Forty Cents (\$42,647.40) plus the Tenant Improvement allowance of Thirty Seven Thousand Two Hundred Fifty Dollars (\$37,250) a combined total of Seventy Nine Thousand Eight Hundred Eighty Seven Dollars and Forty Cents (\$79,897.40); and

WHEREAS, the remaining balance of the lease shall be paid in quarterly installments beginning three months post commencement of the Board approved Lease Agreement; and

WHEREAS, the County intends to seek funding in 2026 to purchase The Building at appraised value and with final approval of the County Board of Supervisors.

1. Premises

Landlord intends to lease to the County The Building located at 12315 Deerfield Drive, Truckee, CA 96161, consisting of approximately 6,235 square feet.

2. Intended Use

County intends to utilize the premises for commercial/industrial purposes, including workspace, offices, and related County operations, subject to all applicable zoning, building, and safety regulations.



3. Lease Term and Renewal Options

The initial Lease Term shall be for one (1) year, commencing upon substantial completion of the approved Tenant Improvements (TIs) or on a mutually agreed-upon date.

The County shall have the option to buy The Building before the lease terminates and any pre-paid rent shall be applied towards the purchase

During the active lease term, the property may stay on the market, as long as any sale agreement includes commitment to uphold the County's existing lease and lease terms and the County shall have the first right of refusal to purchase the property.

Should the County not be able to buy The Building before the end of 2026, the County shall have the option to lease the entire building (approximately 6,235 square feet) for up to two (2) additional one-year terms, with future Board approvals and under the following conditions:

- Base rate: \$1.75 per square foot per month
- Annual adjustment: Not to exceed 2.5% beginning in Year 2 (2027)
- Lease Type: Triple Net (NNN)

4. Rental Rate

The proposed rent and CAM charges for the initial year of The Building (6,235 SF) space are as follows:

- Base Rent: 6,235 SF @ \$1.75/SF = \$10,911.25/month (\$130,935.00 annual)
 - CAM: 6,235 SF @ \$0.53/SF = \$3,304.55/month (\$39,654.60 annual)
- Total Rent + CAM: \$14,215.80/month (\$170,589.60 annual)**

CAM rates may be negotiated for a reduced rate during final lease negotiations.

County shall also be responsible for all utilities including but not limited to: power, internet, renter's insurance, related to the Premises.

5. Tenant Improvements (TIs)

The Landlord shall provide the design for the Tenant Improvements and the construction of such improvements (which includes materials and labor) up to \$37,250. The County shall fund improvements in the not to exceed amount of \$37,250. Prices defined below have been provided by the Landlord as the require Tenant Improvements. All work must be completed in compliance with all building codes and Town of Truckee requirements:

- 5.1. Two (2) ADA Showers (\$12,500 each) - \$25,000
- 5.2. One (1) ADA Bathroom - \$20,000
- 5.3. Lock on Back Gate - \$0 (no charge)
- 5.4. Fire Exit Doors with Panic Bars (Units 5, 6, 7 – \$1,000 each) - \$3,000
- 5.5. Wall Openings Between Units (8 → 7 → 6 → 5) - \$3,000
- 5.6. Laundry Connections for Two Stackable Units - \$1,500
- 5.7. Kitchenette (Sink, Hot Water, Cabinets) - \$8,000
- 5.8. Security Cameras (x4 – Exterior/Interior) - \$5,000
- 5.9. Six (6) Cubical Areas (8' x 7'3" walls, 5' height) - \$1,500 x 6 = \$9,000

Total Estimated TI Cost: \$74,500 (to be paid as shared cost as defined above)



6. Financial Summary (Year One)

- Base Rent + CAM (Annual): \$170,589.60
 - Tenant Improvements (TI Cost): \$37,250
- Total Year One County Cost: \$207,839.60 (+ utilities)**

7. Lease Type

The Lease shall be a Triple Net (NNN) lease, whereby County is responsible for the entire share of property taxes, insurance, and CAM.

8. Utilities

County shall pay directly for all utilities serving the Premises, including electricity, gas, water, sewer, internet, and refuse.

9. Security Deposit

A security deposit shall not be due upon Lease execution.

10. Contingencies

This Letter of Intent is subject to:

- Negation and execution of a mutually agreeable Commercial Lease Agreement
- Approval by the County Board of Supervisors or its authorized agent
- County's approval of Landlord's design for Tenant Improvements
- Receipt of all necessary permits and inspections

11. Right of First Refusal

During the Lease Term(s), if Landlord elects to sell the property, the County shall have the first right of refusal to purchase the property on the same terms and conditions offered to any bona fide third-party purchaser.

12. Right to Negotiate

The County reserves the right to negotiate final lease terms in good faith with the Landlord for a mutually agreeable final lease agreement. The stated terms and conditions stated herein this Letter of Intention do not constitute a final agreement.

Landlord shall be responsible to compensate landlord's broker (Sierra Sotheby's International Realty) for its commission under a separate written agreement with the broker

13. Non-Binding Effect

This Letter of Intent is intended solely as a summary of the principal terms and does not constitute a binding lease agreement. No legal obligations shall exist until both parties execute a formal lease document approved by their respective authorized representatives.



14. Notice to Proceed

Executed signatures by both parties on this Letter of Intention shall constitute authorization to proceed with engaging donated architectural services for the Tenant Improvements as defined above in collaboration with County and Stakeholders at no additional cost to the County.

Landlord: _____ Date: 12/05/2025
Name/Title: _____
Signature: *Dan Fraiman*
Daniel Fraiman (12/05/2025 14:33:44 PST)
Email: dan@dfctahoe.com

Tenant (County): _____ Date: 12/05/2025
Name/Title: _____
Signature: *Desiree Belding, CPPC, CPPB*
Desiree Belding, CPPC, CPPB (12/05/2025 14:14:11 PST)
Email: desiree.belding@nevadacountyca.gov










REVISED v4- Letter of Intent to Lease - Deefield Property

Final Audit Report

2025-12-05

Created:	2025-12-05 (Pacific Standard Time)
By:	Desiree Belding, CPPO, CPPB (desiree.belding@nevadacountyca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0H1RCLS1UWCxubU0mS7UY6BsybH4xPVT

"REVISED v4- Letter of Intent to Lease - Deefield Property" History

-  Document created by Desiree Belding (desiree.belding@nevadacountyca.gov)
2025-12-05 - 2:11:22 PM PST- IP address: 192.252.8.14
-  Document emailed to Desiree Belding (desiree.belding@nevadacountyca.gov) for signature
2025-12-05 - 2:13:28 PM PST
-  Signer Desiree Belding (desiree.belding@nevadacountyca.gov) entered name at signing as Desiree Belding, CPPO, CPPB
2025-12-05 - 2:14:09 PM PST- IP address: 192.252.8.14
-  Document e-signed by Desiree Belding, CPPO, CPPB (desiree.belding@nevadacountyca.gov)
Signature Date: 2025-12-05 - 2:14:11 PM PST - Time Source: server- IP address: 192.252.8.14
-  Document emailed to dan@dfctahoe.com for signature
2025-12-05 - 2:14:15 PM PST
-  Email viewed by dan@dfctahoe.com
2025-12-05 - 2:29:58 PM PST- IP address: 107.115.29.38
-  Signer dan@dfctahoe.com entered name at signing as Daniel Fraiman
2025-12-05 - 2:33:42 PM PST- IP address: 104.28.124.73
-  Document e-signed by Daniel Fraiman (dan@dfctahoe.com)
Signature Date: 2025-12-05 - 2:33:44 PM PST - Time Source: server- IP address: 104.28.124.73
-  Agreement completed.
2025-12-05 - 2:33:44 PM PST