

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

118



FROM: Economic Development Agency

SUBMITTAL DATE:
September 2, 2015

SUBJECT: Second Amendment to Lease, Department of Public Social Services, Norco, 5-year Lease Extension, CEQA Exempt, District 2, [\$2,343,646] 58.70% Federal; 36.61% State; 0.98% Realign/Other; 3.71% County DPSS budget

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 and Section 15061(b)(3);
2. Ratify the attached Second Amendment to Lease and authorize the Chairman of the Board to execute the same on behalf of the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk for posting within five working days.

BACKGROUND:

Summary
(Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 447,197	\$ 457,697	\$ 2,343,646	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 16,591	\$ 16,981	\$ 86,949	\$ 0	
SOURCE OF FUNDS: 58.70% Federal, 36.61% State, 0.98% Realign/Other; 3.71% County DPSS Budget				Budget Adjustment: No	
				For Fiscal Year: 2015/16 – 2019/20	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: September 15, 2015
 xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 3.25 of 7/13/10; 3.15 of 6/4/13 | **District:** 2 | **Agenda Number:**

3-10

FISCAL PROCEDURES APPROVED BY:
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 8/25/15
 Susana Garcia-Bocanegra
 Department of Public Social Services
 Director
 Susan von Zabern
 Department of Public Social Services
 Director
 FORM APPROVED COUNTY COUNSEL
 9/24/15
 GREGORY P. PRIAMOS
 DATE

A-30
 Positions Added
 4/5 Vote
 Change Order

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: Second Amendment to Lease, Department of Public Social Services, Norco, 5-year Lease Extension, CEQA Exempt, District 2, [\$2,343,646] 58.70% Federal; 36.61% State; 0.98% Realign/Other; 3.71% County DPSS budget

DATE: September 2, 2015

PAGE: 2 of 3

BACKGROUND:

Summary

The County of Riverside has been under lease at this location for their Self Sufficiency Division since 1996. Due to increase case loads, DPSS will retain this office location for staffing to accommodate MediCal requirements in this region. This Second Amendment to Lease represents a five-year extension.

Pursuant to the California Environmental Quality Act (CEQA), the Lease Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301 Class 1-existing facilities and Section 15601 (b)(3) Common Sense Exemption. The proposed project is the extension of letting of property involving existing facilities with minor tenant improvement alterations.

Lessor: Chris and Maria Bonorris
1630 Coachwood Street
La Habra CA 90631

Premises Locations: 3178 Hamner Avenue
Norco, CA 91760

Size: 18,885 square feet

Rent:	<u>Current</u>	<u>New</u>
	\$2.05 per sq. ft. modified gross	\$1.78 per sq. ft. modified gross
	\$38,714.25 per month	\$33,615.30 per month
	\$464,571.00 per year	\$403,383.60 per year

Term: Five year lease extension commencing July 1, 2015.

Rent Adjustment: 2.5% annually.

Utilities: County shall pay for telephone and electric services. Lessor to pay for all other utilities.

Custodial: Provided by Lessor.

Interior/Exterior Maintenance: Provided by Lessor.

Improvements: At Lessor's sole cost, Lessor to paint and replace carpet, renovate the bathrooms, replace HVAC units, replace roof sections, and repair and/or replace sections of the parking lot.

Impact on Citizens and Businesses

The public benefit continues with this location serving clients in the community and region.

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: Second Amendment to Lease, Department of Public Social Services, Norco, 5-year Lease Extension, CEQA Exempt, District 2, [\$2,343,646] 58.70% Federal; 36.61% State; 0.98% Realign/Other; 3.71% County DPSS budget

DATE: September 2, 2015

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

See attached Exhibits A, B, & C

DPSS will budget these costs in FY 15/16 thru FY 19/20 and will reimburse the Economic Development Agency for all lease costs on a monthly basis.

Contract History and Price Reasonableness

This is a 5 year lease extension. The lease rate is competitive based upon the current real estate market.

Attachments:

Exhibits A, B & C

Second Amendment to Lease

Notice of Exemption

Aerial Map

Exhibit A

FY 2015/16

DPSS Lease Cost Analysis
3178 Hamner, Norco, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	18,885	SQFT	
Approximate Cost per SQFT (July-June)	\$	1.78	
Lease Cost per Month (July-June)		\$	33,615.30
Total Lease Cost (July-June)			\$ 403,383.60
Total Estimated Lease Cost for FY 2015/16			\$ 403,383.60

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month (July - June)		\$	2,266.20
Total Estimated Utility Cost			<u>\$ 27,194.40</u>
RCIT			\$ -
Tenant Improvement			\$ -
Total EDA Lease Management Fee 4.12%			\$ 16,619.40
TOTAL ESTIMATED COST FOR FY 2015/16			\$ 447,197.40
TOTAL COUNTY COST 3.71%			\$ 16,591.02



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

9/15/15
Date

KD
Initial

NOTICE OF EXEMPTION

August 4, 2015

Project Name: Second Amendment to Lease, Department of Public Social Services, Norco

Project Number: FM042490000100

Project Location: 3178 Hamner Avenue, Norco, California 91760; Assessor Parcel Number 129-230-059
(See attached exhibits)

Description of Project: County of Riverside (County) proposes to amend and extend the term of the lease with Chris and Maria Bonorris (Lessor), commencing on July 1, 2015 and expiring June 30, 2020. The premise currently consists of an existing building located at 3178 Hamner Avenue, Norco, California, providing social services in the region by the Department of Public Social Services (DPSS). The original lease, dated July 13, 2010, has been amended by that certain First amendment to Lease, dated June 4, 2013, by and between the County and Lessor, ("First Amendment"). The original lease, dated July 13, 2010, together with its amendment is collectively referred to as the "Lease". County and Lessor now desire to further amend the Lease to extend the term five years, modifying the rent and minor tenant improvements. DPSS has occupied this location since 1996 for use by their Self Sufficiency Division. Due to increase case loads, DPSS has determined it prudent to retain this office location to backfill with staffing to accommodate MediCal requirements in this region. This Second Amendment to lease includes tenant improvements, which are to be completed by Lessor at its expense. The tenant improvement consists of installing new carpet in all sections currently carpeted; repaint the interior premises; renovate all four (4) bathrooms in their entirety, including removal and replacement of all fixtures, tile, and partitions; remove and replace parking lot on west side of building (public entrance side), repair remaining areas, and slurry and stripe entire parking lot; replace roof and stained ceiling tiles; and upgrade the existing landscape. The existing structure is located in a developed portion of the City of Norco and the size and scale of such interior and exterior improvements would have no impacts on biological or cultural resources. The Project does not involve any changes to land use, the existing building, or environment and the tenant improvements are substantially apportioned to the interior of the structure. The proposed Project is the letting of property involving existing facilities with minor tenant improvement alterations and no expansion of an existing use will occur. The leased premises consist of approximately 18,885 square feet for the purpose of providing services by DPSS and shall not be used for any other purpose.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency; Chris and Maria Bonorris

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b)(3), General Rule or "Common Sense" Exemption.

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8914 • F: 951.955.6484

www.rivcoeda.org

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Environmental Planning
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Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

Reasons Why Project is Exempt: The Project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The extension of the term of the lease and minor tenant improvement alterations is not anticipated to result in any significant physical environmental impacts.

- Section 15301 – Class 1 Existing Facilities Exemption. This exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The Project as proposed is the extension to the term of an existing lease with minor tenant improvements. As previously discussed, no physical upgrades, changes in usage and only minor tenant improvements are included as part of the Project. The proposed extension to the term of the lease and minor tenant improvements will not increase or expand the use of the site, and merely allows for the continued use of the site in a similar capacity; therefore, the Project meets the scope and intent of the Class 1 Exemption.
- Section 15061 (b)(3) – “Common Sense” Exemption. In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *Muzzy Ranch Co. v Solano County Airport Land Use Comm’n* (2007) 41 Cal.4th 372.
With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed extension to the term of the lease and minor tenant improvements will not have an effect on the environment. The use and operation of the facility will be substantially similar to the existing uses and will not create any new environmental impacts to the surrounding area. Additionally, any upgrades to the site would not result in any direct or indirect physical environmental impacts beyond that of the ongoing use of the site. Therefore, in no way would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

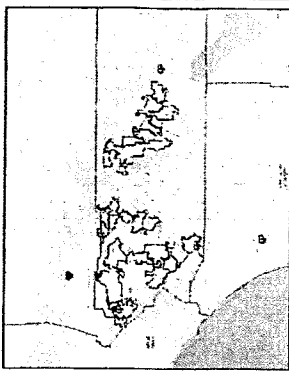
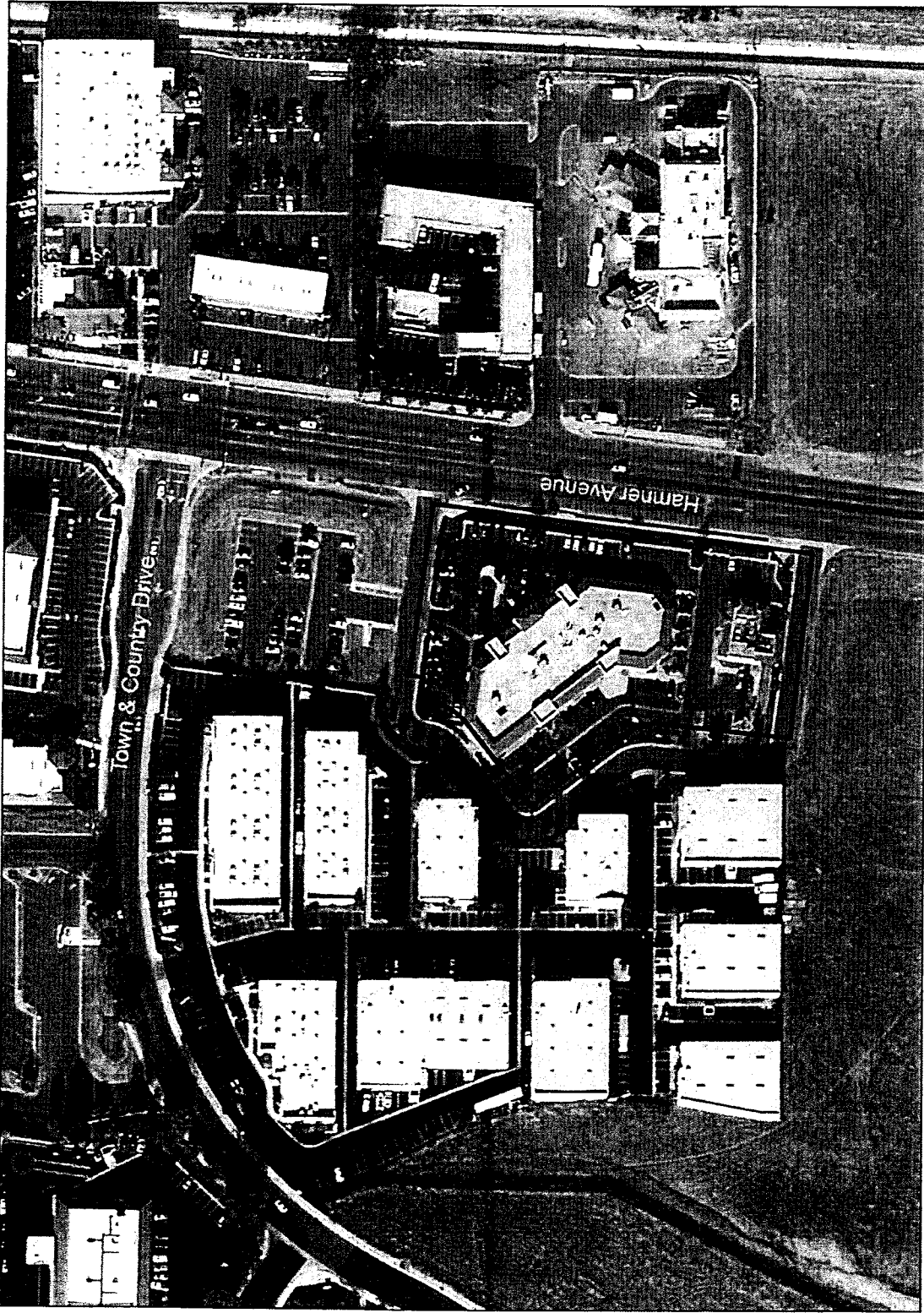
Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 8/9/15

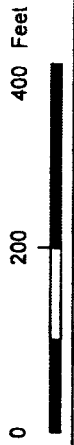
John Alfred, Acting Senior Environmental Planner
County of Riverside, Economic Development Agency

Second Amendment to Lease

3178 Hamner Avenue, Norco, CA



Legend



"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Notes
District 2
APN# 129-230-059

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Second Amendment to Lease, Department of Public Social Services, Norco

Accounting String: 524830-47220-7200400000- FM042490000100

DATE: August 4, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: John Alfred, Acting Senior Environmental Planner, Economic Development Agency

Signature:  _____

PRESENTED BY: Heidi Rigler, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: August 4, 2015
To: Mary Ann Meyer, Office of the County Clerk
From: John Alfred, Acting Senior Environmental Planner, Project Management Office
Subject: **County of Riverside Economic Development Agency Project # FM042490000100**
Second Amendment to Lease, Department of Public Social Services, Norco

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

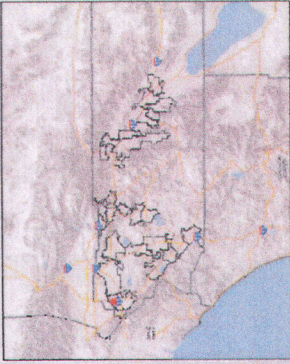
After posting, please return the document to Mail Stop #1330 Attention: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10th Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.

Attachment

cc: file

Second Amendment to Lease

3178 Hamner Avenue, Norco, CA



Legend



0 200 400 Feet

400 Feet



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Notes
District 2
APN# 129-230-059

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



736

FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
May 22, 2013

SUBJECT: First Amendment to Lease – Department of Public Social Services

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify the attached First Amendment to Lease and authorize the Chairman to execute the same on behalf of the County; and
2. Find that the project is exempt from The California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities.

BACKGROUND: The County holds a leasehold interest, as Lessee, under a lease between the County and Chris and Maria Bonorris for the facility located at 3178 Hamner Avenue, Norco.

(Continued)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: LiSette Rose 5/22/13

Robert Field
Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 11,986	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: 59.63% Federal; 38.02% State; 2.35% County	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY: Jennifer L. Sargent
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: June 4, 2013

Kecia Harper-Ihem
Clerk of the Board
By: Kecia Harper-Ihem
Deputy

RECEIVED BY: [Signature] Auditor, DPSS

RECEIVED BY: [Signature] CLERK OF THE BOARD

Prev. Agn. Ref.: 3.25 of 7/13/10 | District: 2/2 | Agenda Number: **3-15**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY: Patricia Munroe 4/30/13
DATE: 4/30/13
Departmental Concurrence

By: Susan Loew
Susan Loew, Director
Department of Public Social Services

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

BACKGROUND: (Continued)

The Department of Public Social Services (DPSS) has occupied this location for the Self Sufficiency Division since 1996. This First Amendment to Lease represents a two-year renewal of which a supplemental parking lot is included and reflected in the rent rate. During the extended term, DPSS and the EDA Real Estate division will continue with plans to relocate into a larger facility that accommodates the current case load in the region and provides for a more efficient floor plan to accommodate clients.

Location: 3178 Hamner Avenue
Norco, CA 91760

Lessor: Chris and Maria Bonorris
1630 Coachwood Street
La Habra, CA 90631

Size: 18,885 square feet

Rent:

Current	New
\$2.05 per sq. ft.	\$2.05 per sq. ft.
\$38,714.25 per month	\$38,714.25 per month
\$464,571.00 per year	\$464,571.00 per year

Increases: None.

Term: Two year lease extension commencing May 1, 2013.

Utilities: County shall pay for telephone and electric services. Lessor to pay for all other utilities.

Custodial: Provided by Lessor.

Interior/Exterior Maintenance: Provided by Lessor.

Improvements: None.

The attached First Amendment has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

All associated costs for this Lease will be fully funded through the DPSS budget. While the Economic Development Agency (EDA) will front the costs for the Lease with the Lessor, DPSS will reimburse the EDA for all associated lease costs. DPSS and EDA anticipated the lease extension and budgeted these costs in FY 2012/13.

Attachments: Exhibit A, Exhibit B, First Amendment to Lease

Exhibit A

DPSS Lease Cost Analysis FY 2012/13 3178 Hamner Avenue, Norco, California

Total Square Footage to be Leased:

EXPECTED AMOUNTS

Current office:	18,885 SQFT	
Total Expected Lease Cost for FY 2012/13		\$ 464,571.00

ACTUAL AMOUNTS

Current Office:	18,885 SQFT	
Proposed Office:	18,885 SQFT	

Approximate Cost per SQFT (July - Apr)	\$ 2.05	
Approximate Cost per SQFT (May - June)	\$ 2.05	

Lease Cost per Month (July - Apr)	\$ 38,714.25	
Lease Cost per Month (May - June)	\$ 38,714.25	

Total Lease Cost (July - Apr)	\$ 387,142.50	
Total Lease Cost (May - June)	\$ 77,428.50	
Total Actual Lease Cost for FY 2012/13		\$ 464,571.00
Total Lease Cost Variance for FY 2012/13		\$ -

Estimated Additional Costs:

EXPECTED AMOUNTS

Utility Cost per Square Foot	\$ 0.12	
Estimated Utility Costs per Month (July - June)	\$ 2,266.20	

Total Estimated Utility Cost for FY 2012/13	\$ 27,194.40	
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RCIT	\$ -	
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Tenant Improvements	\$ -	
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EDA Lease Management Fee (Based @ 3.93%)	\$ 18,257.64	
Total Estimated Expected Cost for FY 2012/13		\$ 45,452.04

ACTUAL AMOUNTS

Utility Cost per Square Foot	\$ 0.12	
Costs per Month (July - Apr)	\$ 2,266.20	
Costs per Month (May - June)	\$ 2,266.20	
Total Estimated Actual Utility Cost for FY 2012/13	\$ 27,194.40	

RCIT		
------	--	--

Tenant Improvements		
---------------------	--	--

EDA Lease Management Fee (Based @ 3.93%)	\$ 18,257.64	
Total Estimated Actual Cost for FY 2012/13		\$ 45,452.04

Total Estimated Cost Variance for FY 2012/13		\$ (0.00)
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TOTAL ESTIMATED COST FOR FY 2012/13		\$ -
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TOTAL COUNTY COST: 2.35%		\$ -
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Exhibit B

DPSS Lease Cost Analysis FY 2013/14 3178 Hamner, Norco, California

Current Square Feet Occupied:

Current Office:	18,885 SQFT	
Approximate Cost per SQFT (July - June)	\$ 2.05	
Lease Cost per Month (July - June)	\$ 38,714.25	
Total Lease Cost (July - June)		<u>\$ 464,571.00</u>
Total Expected Lease Cost for FY 2013/14		\$ 464,571.00
<u>Estimated Additional Costs:</u>		
Utility Cost per Square Foot	\$ 0.12	
Estimated Utility Costs per Month (July - June)		<u>\$ 2,266.20</u>
Total Estimated Utility Cost for FY 2013/14		\$ 27,194.40
EDA Lease Management Fee (Based @ 3.93%)		<u>\$ 18,257.64</u>
TOTAL ESTIMATED COST FOR FY 2013/14		<u>\$ 510,023.04</u>
TOTAL COUNTY COST: 2.35%		\$ 11,985.54

1 The term of this Lease shall be extended commencing
2 July 1, 2015, and expiring June 30, 2020 (the "Extended Term").

3 **3. Rent During Extended Term.** Section 5.1 of the Lease shall be deleted
4 and replaced as follows: County shall pay to Lessor the monthly sum as rent for the
5 Leased premises during the Extended Term as indicated below:

6 a. Effective July 1, 2015, the monthly rent payable shall be \$33,615.30.

7 b. Commencing July 1, 2016, the monthly rent shall be increased on each
8 anniversary by an amount equal to two and one half percent (2.5%) of such monthly
9 rental of the preceding Lease year.

10 **4. Option to Extend.** Lessor grants to County one (1) option to extend the
11 Lease term ("Extension Option"). The Extension Option shall be for a period of two (2)
12 years subject to:

13 a. The Extension Option shall be exercised by County delivering to
14 Lessor written notice thereof no later than ninety (90) days prior to expiration of the
15 Extended Term, as defined in Section 4(a).

16 b. The rent payable by County during the Extension Option term shall be
17 increased two and one half percent (2.5%) annually on each anniversary.

18 **5. County's Right to Early Termination.** Section 5.3 shall be deleted in its
19 entirety and replaced with the following:

20 **5.3 County's Right to Early Termination.** The Parties hereto
21 recognize and understand that the rental consideration hereunder originates from
22 County, State and/or Federal sources, and therefore County shall have the right to
23 terminate this Lease (a) if such funding is reduced or otherwise becomes unavailable,
24 based on County's annual fiscal budget, or (b) if any law, rule and regulation precludes,
25 prohibits or materially adversely impairs County's ability to use the Premises for the
26 use permitted herein.

27 **5.3.1 Notice.** County shall provide Lessor with written notification
28 of its election to terminate this Lease at least one hundred twenty (120) days prior to

1 the date of termination. County's notice shall state the reason for its termination of this
2 Lease. County's obligation to pay Rent shall continue through the termination date.

3 **5.3.2 Satisfaction.** In the event County terminates this Lease for
4 the reasons provided in Section 5.3(a) or 5.3(b) herein, and said termination occurs
5 during the Extended Term, County agrees to pay Lessor as full satisfaction the
6 remaining balance based on the termination date, month and year, according to the
7 amortization schedule, Exhibit G, attached herein.

8 **6. Improvements by Lessor.** Section 10 of the Lease shall be amended to
9 add subsections 10.1.9 as follows:

10 10.1.9 Lessor, at its expense shall construct those certain leasehold
11 improvements as stated herein ("Additional Improvements"). The Additional
12 Improvements shall be constructed generally in accordance with the provisions of
13 Exhibit "D" of the Lease (to the extent applicable) and in accordance with selections by
14 County as stated in the attached Exhibit H.

15 Lessor, at its sole cost and expense, not subject to reimbursement by
16 County, except as stipulated in Section 5.3, shall:

17 (a) Install new carpet in all sections currently carpeted. Lessor's
18 responsibility shall include lifting of workstations utilizing Shaw furniture jacks, removal
19 of existing carpet, and installation of carpet and base. In addition, Lessor shall repaint
20 the interior premises. County's responsibility shall include packing of files, moving of
21 files and hard walled office furniture and removal of art, etc. on walls.

22 (b) Renovate all four (4) bathrooms in their entirety, including removal
23 and replacement of all fixtures, tile, and partitions.

24 (c) Replace all units that are at or near life expectancy. 6 units
25 immediately and remaining 5 units as needed.

26 (d) Remove and replace parking lot on west side of building (public
27 entrance side), repair remaining areas, and slurry and stripe entire parking lot.

28 (e) Replace roof and stained ceiling tiles.

1 (f) Upgrade landscape.

2 All work stated herein shall be completed in phases, after hours or on weekends.
3 Work to begin upon commencement of the Extended Term and in coordination with
4 County.

5 **7. Second Amendment to Prevail.** The provisions of this Second
6 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,
7 and shall supplement the remaining provisions thereof. Unless defined herein or the
8 context requires otherwise, all capitalized terms herein shall have the meaning defined
9 in the Lease.

10 **8. Miscellaneous.** Except as amended or modified herein, all the terms of
11 the Lease shall remain in full force and effect and shall apply with the same force and
12 effect. If any provisions of this Amendment or the Lease shall be determined to be
13 illegal or unenforceable, such determination shall not affect any other provision of the
14 Lease and all such other provisions shall remain in full force and effect. The language
15 in all parts of the Lease shall be construed according to its normal and usual meaning
16 and not strictly for or against either Lessor or Lessee. Neither this Amendment, nor the
17 Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded
18 by Lessee.

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26

27

28

1 **9. Effective Date.** This Second Amendment to Lease shall not be binding or
2 consummated until its approval by the County's Board of Supervisors and fully
3 executed by the Parties.

4
5 LESSEE:
6 COUNTY OF RIVERSIDE

LESSOR:
CHRIS BONORRIS AND MARIA BONORRIS

7 By: Marion Ashley
8 Marion Ashley, Chairman
9 Board of Supervisors

By: Chris Bonorris
Chris Bonorris

10 By: Maria Bonorris
11 Maria Bonorris

12 ATTEST:
13 Kecia Harper-Ihem
14 Clerk of the Board

15 By: Karen [Signature]
16 Deputy

17 APPROVED AS TO FORM:
18 Gregory P. Priamos, County Counsel

19 By: Synthia M. Gunzel
20 SYNTHIA M. GUNZEL
21 Deputy County Counsel

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EXHIBIT G - AMORTIZATION SCHEDULE - BEGINNING BALANCE - \$260,697.00

Month	Date	Allocation	Balance	Month	Date	Allocation	Balance
1	7/1/2015	\$ 4,344.95	\$ 256,352.05	32	1/1/2018	\$ 4,344.95	\$ 126,003.55
2	8/1/2015	\$ 4,344.95	\$ 252,007.10	33	2/1/2018	\$ 4,344.95	\$ 121,658.60
3	9/1/2015	\$ 4,344.95	\$ 247,662.15	34	3/1/2018	\$ 4,344.95	\$ 117,313.65
4	10/1/2015	\$ 4,344.95	\$ 243,317.20	35	4/1/2018	\$ 4,344.95	\$ 112,968.70
5	11/1/2015	\$ 4,344.95	\$ 238,972.25	36	5/1/2018	\$ 4,344.95	\$ 108,623.75
6	12/1/2015	\$ 4,344.95	\$ 234,627.30	37	6/1/2018	\$ 4,344.95	\$ 104,278.80
7	1/1/2016	\$ 4,344.95	\$ 230,282.35	38	7/1/2018	\$ 4,344.95	\$ 99,933.85
8	2/1/2016	\$ 4,344.95	\$ 225,937.40	39	8/1/2018	\$ 4,344.95	\$ 95,588.90
9	3/1/2016	\$ 4,344.95	\$ 221,592.45	40	9/1/2018	\$ 4,344.95	\$ 91,243.95
10	4/1/2016	\$ 4,344.95	\$ 217,247.50	41	10/1/2018	\$ 4,344.95	\$ 86,899.00
11	5/1/2006	\$ 4,344.95	\$ 212,902.55	42	11/1/2018	\$ 4,344.95	\$ 82,554.05
12	6/1/2016	\$ 4,344.95	\$ 208,557.60	43	12/1/2018	\$ 4,344.95	\$ 78,209.10
13	7/1/2016	\$ 4,344.95	\$ 204,212.65	44	1/1/2019	\$ 4,344.95	\$ 73,864.15
14	8/1/2016	\$ 4,344.95	\$ 199,867.70	45	2/1/2019	\$ 4,344.95	\$ 69,519.20
15	9/1/2016	\$ 4,344.95	\$ 195,522.75	46	3/1/2019	\$ 4,344.95	\$ 65,174.25
16	10/1/2016	\$ 4,344.95	\$ 191,177.80	47	4/1/2019	\$ 4,344.95	\$ 60,829.30
17	11/1/2016	\$ 4,344.95	\$ 186,832.85	48	5/1/2019	\$ 4,344.95	\$ 56,484.35
18	12/1/2016	\$ 4,344.95	\$ 182,487.90	49	6/1/2019	\$ 4,344.95	\$ 52,139.40
19	1/1/2017	\$ 4,344.95	\$ 178,142.95	50	7/1/2019	\$ 4,344.95	\$ 47,794.45
20	2/1/2017	\$ 4,344.95	\$ 173,798.00	51	8/1/2019	\$ 4,344.95	\$ 43,449.50
21	3/1/2017	\$ 4,344.95	\$ 169,453.05	52	9/1/2019	\$ 4,344.95	\$ 39,104.55
22	4/1/2017	\$ 4,344.95	\$ 165,108.10	53	10/1/2019	\$ 4,344.95	\$ 34,759.60
23	5/1/2017	\$ 4,344.95	\$ 160,763.15	54	11/1/2019	\$ 4,344.95	\$ 30,414.65
24	6/1/2017	\$ 4,344.95	\$ 156,418.20	55	12/1/2019	\$ 4,344.95	\$ 26,069.70
25	7/1/2017	\$ 4,344.95	\$ 152,073.25	56	1/1/2020	\$ 4,344.95	\$ 21,724.75
26	8/1/2017	\$ 4,344.95	\$ 147,728.30	57	2/1/2020	\$ 4,344.95	\$ 17,379.80
27	9/1/2017	\$ 4,344.95	\$ 143,383.35	58	3/1/2020	\$ 4,344.95	\$ 13,034.85
28	10/1/2017	\$ 4,344.95	\$ 139,038.40	59	4/1/2020	\$ 4,344.95	\$ 8,689.90
30	11/1/2017	\$ 4,344.95	\$ 134,693.45	60	5/1/2020	\$ 4,344.95	\$ 4,344.95
31	12/1/2017	\$ 4,344.95	\$ 130,348.50	61	6/1/2020	\$ 4,344.95	\$ (0.00)

EXHIBIT H

Paint

1. Dunn Edwards Suprema DEC764 Inside Passage Eggshell (Main Color)
2. Dunn Edwards Suprema DE6207 Egyptian Sand Eggshell (Accent Color)
3. Dunn Edwards Suprema SW7680 Lanyard Eggshell (Additional Accent Color)
- 4. Dunn Edwards Suprema DE5978 Plum Wine (Optional Accent Color)**

Flooring

1. Shaw Transparent 59563 Moonstone 62500 Monolithic Carpet Tile (Main)
2. Shaw Portal Tile 5T035 Black Chocolate 34751 Monolithic Walk Off Carpet Tile (Inset at Entrances)
3. Burke Flooring Burke Base - 1/8", 597 Mocha 4" Height - Rubber Base
- 4. Armstrong Excelon Stonetex 52128 Desert Dust 12"x12" VCT (Main)**
- 5. Armstrong Excelon Stonetex 52179 Black Jewel Orchid 12"x12" VCT (Accent)**

Restroom Fixtures, Walls and Flooring

1. Sloan Electronic Soap Dispenser ESD-300 Plug-In Adaptor Powered
2. Sloan Electronic Hand Washing Faucet EAF-100-P-ISM with Integral Spout Temperature Mixer
3. Daltile Modern Dimensions 0161 Urban Putty 4.5"x8.5", 5' High from floor (Main Wall)
4. Daltile Modern Dimensions 0166 Elemental Tan 4.5"x8.5", 5' High from floor (Accent Wall)
5. Custom Building Products Polyblend Grout Colors 101 Quartz (Wall Grout)
6. Daltile City View CY02 Skyline Gray 12"x12", 185 New Taupa Grout (Main Floor)
- 7. Global Partitions Solid Plastic HDPE Black 9205 Pebble Grained (Partitions)**
- 8. Formica 299-58 Ebony Oxide Plastic Laminate (Counters)**

9. Water Closet - American Standard 3451.001 or 3461.001, Sloan Flush Valve 111-1.28 ES-S-TMO w/EL-154, Olsonite 95SSCT Seat

10. Urinal - American Standard 6550.001, Sloan Flush Valve 186-0.5 ES-S w/ EL -154, Josam Carrier 17550-UR

11. Lavatory - American Standard 0495.221, Chicago Faucet 116.706 AB.1, w/240.630.00.1, Chicago Mixing Valve 131-ABNF, Quick Booty Insulation, Brasscraft Sr-17 Angle Stops, Chicago 327-XCP Grid Drain.

12. Sink - Elkay ELUHAD 211545 or 311845, American Standard Faucet 4332.310.F15.075, Brasscraft SR17 Angle Stops.