

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



**ITEM**  
3.39  
(ID # 3529)

**MEETING DATE:**

Tuesday, March 7, 2017

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Sixth Amendment to Lease, RUHS  
– Department of Public Health, Children’s Medical Services, Riverside, 5 Year  
Lease Extension, District 1, CEQA Exempt, [\$2,862,437], Federal 56%, State  
37%, Local 3%, General Fund - Public Health Budget 4%

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities, and Section 15061(b)(3), the common sense exemption;
2. Ratify the Sixth Amendment to Lease and authorize the Chairman of the Board to execute the Sixth Amendment to Lease on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

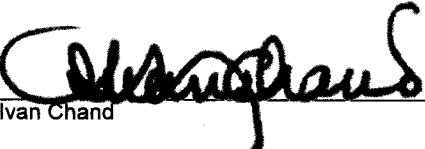
**ACTION:** Policy, CIP

  
Robert Field, Assistant County Executive Officer/EDA

2/2/2017

  
Sarah S Mack, Director of Public Health

2/3/2017


  
Ivan Chand

2/28/2017

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: None  
Date: March 7, 2017  
xc: EDA, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 364,311	\$ 554,926	\$ 2,862,437	\$ 0
<b>NET COUNTY COST</b>	\$ 14,572	\$ 22,197	\$ 114,497	\$ 0
<b>SOURCE OF FUNDS:</b> Federal 56%, State 37%, Local 3%, General Fund – Public Health Budget 4%			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 16/17-21/22</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On September 13, 2011, the Board of Supervisors approved Agenda item 3.49 authorizing the Economic Development Agency (EDA), Real Estate Division, to amend the Lease and to extend the term of the Lease for five additional years. This office space continues to meet the requirements for RUHS – Department of Public Health (DOPH) for its Children’s Medical Services (CMS).

**Impact on Residents and Businesses**

In an effort to assist DOPH in achieving their goals of improving the overall exterior aesthetics of the clinic site, the Real Estate Division has negotiated a new five year lease with Lessor to complete its improvements within year one of the five year lease extension. Lessor’s improvements consist of slurry sealing and restriping the parking lot, patching and sealing the roofing system, as well as the complete service or replacement of existing HVAC unit packages. The annual escalator has been decreased from three percent to two and one half percent.

Pursuant to the California Environmental Quality Act (CEQA), the lease was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1-Existing facilities and Section 15061(b)(3) – common sense exemption. The proposed project, the lease, is the letting of property involving existing facilities, no expansion of an existing use will occur.

The Lease is summarized as follows:

Location: 10769 Hole Avenue, suites 210 and 220

Lessor: PI Properties No. 92, LLC  
610 N. Santa Anita Avenue

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

Arcadia, CA 91006

Size: Approximately 27,010 Square Feet

Rent:	Current	New
	\$ 1.45 Sq. Ft.	\$ 1.49 Sq. Ft.
	\$ 39,140.00 Per Month	\$ 40,314.20 Per Month
	\$469,680.00 Per Year	\$483,770.40 Per Year

Annual Escalator: 2.5%

Term: November 1, 2016 thru October 31, 2021

Maintenance: Lessor

Custodial: Lessor

RCIT: None

**Impact on Citizens and Businesses**

This RUHS – Public Health Children’s Medical Services Facility will continue to serve the residents within the region. This Children’s Medical Facility is conveniently located close to public transportation for ease of access.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

See Exhibits A, B & C

Public Health will budget these costs in FY 2016/17 and will reimburse EDA for all costs on a monthly basis.

**Contract History and Price Reasonableness**

The lease rate is deemed competitive based upon the current market.

**ATTACHMENTS (if any, in this order):**

- Exhibits A, B, & C
- Lease
- Notice of Exemption
- Aerial Image

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

RF:JWW:VC:VY:CC:ra RV271 18.607 13456  
Minute Traq ID 3529

  
Rohini Dasika, Principal Management Analyst

2/28/2017



Gregory V. Priamos, Director County Counsel

2/2/2017

# Exhibit A

FY 2016/17

RUHS - Department of Public Health, Children's Medical Services

10769 Hole Avenue, Suites 210 and 220

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

Current Office:	27,010	SQFT	
Approximate Cost per SQFT (July - Oct)	\$	-	
Approximate Cost per SQFT (Nov - June)	\$	1.49	
Lease Cost per Month (July - Oct)	\$	-	
Lease Cost per Month (Nov - June)	\$	40,314.20	
Total Lease Cost (July - Oct)	\$	-	
Total Lease Cost (Nov - June)	\$	322,513.60	
<b>Total Estimated Lease Cost for FY 2016/17</b>	<b>\$</b>	<b>322,513.60</b>	

### Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month	\$	3,241.20	
Total Estimated Utility Cost	\$	25,929.60	
EDA Lease Management Fee - 4.92%	\$	15,867.67	
<b>TOTAL ESTIMATED COST FOR FY 2016/17</b>	<b>\$</b>	<b>364,310.87</b>	
<b>TOTAL COUNTY COST 4.00%</b>	<b>\$</b>	<b>14,572.43</b>	

# Exhibit B

FY 2017/18

RUHS - Department of Public Health, Children's Medical Services  
10769 Hole Avenue, Suites 210 and 220

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

Current Office:		27,010 SQFT	
Approximate Cost per SQFT (July - Oct)	\$	1.49	
Approximate Cost per SQFT (Nov - June)	\$	1.53	
Lease Cost per Month (July - Oct)	\$	40,314.20	
Lease Cost per Month (Nov - June)	\$	41,322.06	
Total Lease Cost (July - Oct)	\$	161,256.80	
Total Lease Cost (Nov - June)	\$	330,576.44	
<b>Total Estimated Lease Cost for FY 2017/18</b>	<b>\$</b>	<b>491,833.24</b>	

### Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		<u>\$ 3,241.20</u>	
Total Estimated Utility Cost	\$	38,894.40	
EDA Lease Management Fee - 4.92%	\$	<u>24,198.20</u>	
<b>TOTAL ESTIMATED COST FOR FY 2017/18</b>	<b>\$</b>	<b>554,925.84</b>	
<b>TOTAL COUNTY COST 4.00%</b>	<b>\$</b>	<b>22,197.03</b>	

# Exhibit C

**FY 2018/19 to FY 2021/22**  
**RUHS - Department of Public Health, Childrens Medical Services**  
**10769 Hole Avenue, Suites 210 and 220**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office: 27,010 SQFT

	FY 2018/19	FY 2019/20	FY 2020/21 - FY2021/22
Approximate Cost per SQFT (July - Oct)	\$ 1.53	\$ 1.57	
Approximate Cost per SQFT (Nov - June)	\$ 1.57	\$ 1.61	
Lease Cost per Month (July - Oct)	\$ 41,322.06	\$ 42,355.11	
Lease Cost per Month (Nov - June)	\$ 42,355.11	\$ 43,413.98	
Total Lease Cost (July - Oct)	\$ 165,288.22	\$ 169,420.43	\$ 351,653.27
Total Lease Cost (Nov - June)	\$ 338,840.85	\$ 347,311.87	\$ 355,994.67
<b>Total Estimated Lease Cost for FY 2018/19 to FY 2021/22</b>	<b>\$ 504,129.07</b>	<b>\$ 516,732.30</b>	<b>\$ 707,647.94</b>

**Estimated Additional Costs:**

Utility Cost per Square Foot	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 3,241.20	\$ 3,241.20	\$ 3,241.20
Total Estimated Utility Cost	\$ 38,894.40	\$ 38,894.40	\$ 51,859.20

EDA Lease Management Fee - 4.92%	\$ 24,803.15	\$ 25,423.23	\$ 34,816.28
----------------------------------	--------------	--------------	--------------

<b>TOTAL ESTIMATED COST FOR FY 2018/19 to FY 2021/22</b>	<b>\$ 567,826.62</b>	<b>\$ 581,049.93</b>	<b>\$ 794,323.42</b>
--	----------------------	----------------------	----------------------

<b>TOTAL COUNTY COST 4.00%</b>	<b>\$ 22,713.06</b>	<b>\$ 23,242.00</b>	<b>\$ 31,772.94</b>
--------------------------------	---------------------	---------------------	---------------------

F11: Cost - Total Cost \$ 2,862,436.67  
 F11: Net County Cost - Total Cost \$ 114,497.47

**SIXTH AMENDMENT TO LEASE  
(DEPARTMENT OF PUBLIC HEALTH  
10769 Hole Avenue, Suites 210 and 220, Riverside, CA)**

This **SIXTH AMENDMENT TO LEASE** ("Sixth Amendment") is made as of March 7, 2017, by and between **PI PROPERTIES NO. 92, LLC** a California corporation as "Lessor", successor in interest to B.H. Properties, LLC, **COUNTY OF RIVERSIDE**, a Political Subdivision of the State of California, as "County".

**1. Recitals**

a. Lessor and County have entered into that certain Lease, dated as of June 5, 2001, ("Original Lease") pursuant to which Lessor has agreed to lease that certain building located at 10769 Hole Avenue, in the City of Riverside, State of California, ("Building"), as more particularly shown on Exhibit "A," attached hereto and made a part hereof.

b. The Original Lease has been amended by;

i. That certain First Amendment to Lease dated November 6, 2001, by and between County of Riverside, and B.H. Properties, LLC (the "First Amendment").

ii. That certain Second Amendment to Lease dated May 11, 2004, by and between County of Riverside, and B.H. Properties, LLC (the "Second Amendment").

iii. That certain Third Amendment to Lease dated July 27, 2004, by and between County of Riverside, and B.H. Properties, LLC (the "Third Amendment").

iv. That certain Fourth Amendment to Lease dated January 31, 2006, by and between County of Riverside, and B.H. Properties, LLC (the "Fourth Amendment").

v. That certain Fifth Amendment to Leased dated September 13,



1 2011, by and between County of Riverside, and B.H. Properties, LLC (the "Fifth  
2 Amendment").

3 c. BH Properties, LLC transferred the Lease to PI Properties No. 92,  
4 LLC, a California limited liability company "lessor"), pursuant to a Deed of Trust with  
5 Absolute Assignment of Leases and rents, Security Agreement and Fixture Filing which  
6 recorded on April 24, 2015 as Instrument No. 2015-0168967, in the Official Records of  
7 Riverside County.

8 NOW THEREFORE, for good and valuable consideration the receipt and adequacy of  
9 which is hereby acknowledged, the parties agree as follows:

10 **2. Capitalized Terms: Sixth Amendment to Prevail.** Unless defined  
11 herein or the context requires otherwise, all capitalized terms herein shall have the  
12 meaning defined in the Lease, as heretofore amended. The provisions of this Sixth  
13 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,  
14 as heretofore amended, and shall supplement the remaining provisions thereof. The  
15 Lease remains in full force and effect except to the extent amended by this Sixth  
16 Amendment.

17 **3. Rent During Extended Term:** Section 3 of the Fifth Amendment to  
18 Lease shall be amended as follows: County shall pay to Lessor the monthly sums as  
19 rent for the Leased premises during the term of this Lease as indicated below:

<u>Amount</u>	<u>Year</u>
\$40,314.20	11/01/16 to 10/31/17
\$41,322.06	11/01/17 to 10/31/18
\$42,355.11	11/01/18 to 10/31/19
\$43,413.98	11/01/19 to 10/31/20
\$44,499.33	11/01/20 to 10/31/21

25 **4. Term:** Section 3 of the Lease shall be amended as follows: The term of  
26 this Lease shall be extended sixty (60) months commencing on November 1, 2016 and  
27 ///

28

1 terminating October 31, 2021 ("Extended Term"). October 31, 2021 shall hereafter be  
2 defined as the "Expiration Date".

3 **5. Annual Escalator:** Section 5 (c) of the Lease shall be amended as  
4 follows: The monthly rent shall be increased on each anniversary of this lease by an  
5 amount equal to two and one half percent (2.5 %) of such monthly rental.

6 **6. Option Rent:** The option rent for the first year of the option to extend  
7 term shall be two and one half percent (2.5 %) greater than the monthly rent of the last  
8 month of the lease term. The annual rent during each year of the option period shall be  
9 increased by two and one half percent (2.5 %.)

10 **7. Improvements by Lessor:** Lessor, at its sole cost and expense, shall  
11 complete its Improvements, as more particularly shown on Exhibit "B" attached to the  
12 lease. Improvements to premises shall be completed within year one (1) of the five (5)  
13 year extended term.

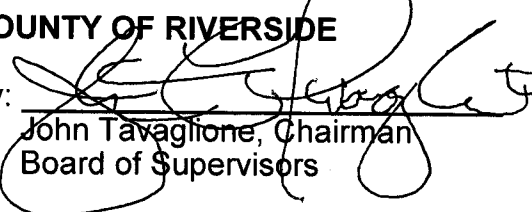
14 **8.** Except as modified or supplemented by this Sixth Amendment to Lease,  
15 all provisions of the Lease remain in full force and effect.

16 **9.** This Sixth Amendment to Lease shall not be binding or consummated  
17 until its approval by the Board of Supervisors of Riverside County.


18 SIGNATURE PROVISIONS FOLLOW  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

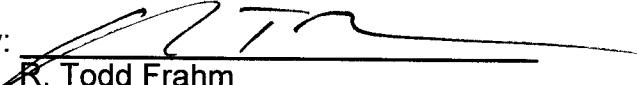
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Dated: MAR 07 2017

**COUNTY OF RIVERSIDE**  
By:   
John Tavaglione, Chairman  
Board of Supervisors

**PI PROPERTIES NO. 92, LLC**  
By:   
Rao Yalamanchili

**ATTEST:**  
Kecia Harper-Ihem, Clerk of the Board  
By:   
Deputy

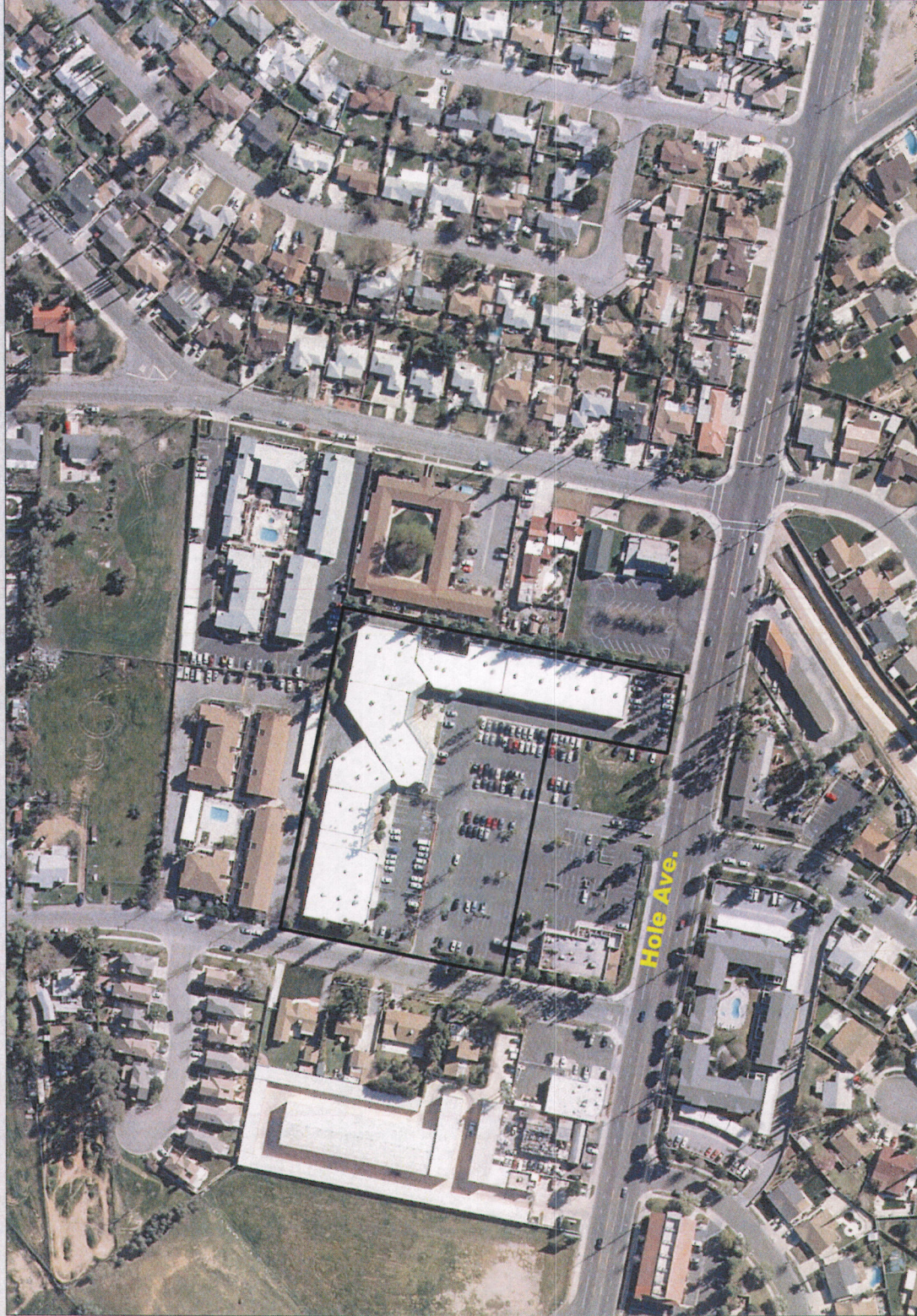
**APPROVED AS TO FORM:**  
Gregory P. Priamos, County Counsel  
By:   
R. Todd Frahm  
Deputy County Counsel

CC:ra/010917/RV271 Children's Medical Services/18.608



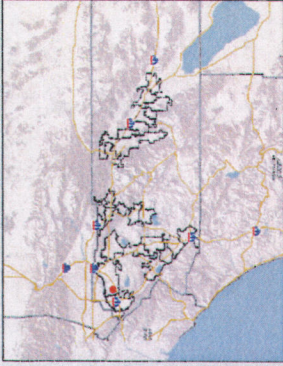
# Sixth Amendment to Lease, RUHS - Department of Public Health, CMS

10769 Hole Avenue, Suites 210, 220, Riverside, CA 92505



# EXHIBIT "A"

Legend



0 277 554 Feet



REPORT PRINTED ON... 12/29/2016 10:56:44 AM

© Riverside County RCIT GIS

**\*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.

### Notes

APN's 143-052-031-3, 143-052-029-2



1  
2 **Exhibit "B"**

3 **(Lessor's Improvements for premises located at 10769 Hole Avenue, Suites 210 &**  
4 **220, Riverside)**

- 5
- 6 a. Slurry seal and restripe the parking lot premises in its entirety.
- 7 i. Parking lot slurry and restripe to be completed over weekend to
- 8 avoid disruption of County business.
- 9 ii. Lessor to provide County with two (2) weeks' advance notice.
- 10 b. Patch and roof seal entire roofing system to prevent further roof leaks.
- 11 i. Roof repairs to be completed over weekend to avoid disruption of
- 12 County business.
- 13 ii. Lessor shall provide County with two (2) weeks' advance notice.
- 14 c. Complete service, and or replacement of exiting HVAC unit packages.
- 15 i. Lessor shall provide County with two (2) weeks' advance notice.
- 16 d. Lessor shall provide proof of completion of operating improvements to
- 17 County by providing certification and warranty by the contracted vendor
- 18 employed by Lessor.
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28



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

3/9/17  
Date

KB  
Initial

## NOTICE OF EXEMPTION

December 29, 2016

**Project Name:** County of Riverside, Economic Development Agency (EDA) Riverside University Health System (RUHS) Public Health, Riverside, 6th Amendment to Lease

**Project Number:** FM042611027100

**Project Location:** 10769 Hole Avenue, Riverside, California 92505; Assessor's Parcel Number (APN) 143-052-029; (See Attached Exhibit)

**Description of Project:** On June 5, 2001, the County of Riverside (County) entered into a lease agreement for Suites 210 and 220, consisting of 27,010 square feet, in the building located at 10769 Hole Avenue, in Riverside, (APN 143-052-029) for use by the Department of Public Health. A Fifth Amendment to the Lease was most recently approved on September 13, 2011, extending the lease of this facility for an additional five years. This leased office space continues to meet the requirements for RUHS – Department of Public Health for its Children's Medical Services. As part of the lease extension, the Lessor, PI Properties No. 92, LLC, has agreed to incorporate operating improvements within one year of the lease extension. The improvements consist of slurry sealing and restriping the parking lot, patch and roof seal roofing system, and complete service or replacement of existing Heating Ventilation and Air Conditioning unit packages. The 6<sup>th</sup> Amendment to the Lease Agreement, which is the letting of property involving existing facilities for an additional five year term, and specified tenant improvements, is identified as the proposed Project under the California Environmental Quality Act (CEQA). No additional direct or indirect physical environmental impacts are anticipated.

**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, and PI Properties No. 92, LLC

**Exempt Status:** State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

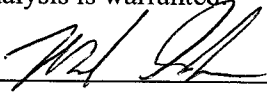
**Reasons Why Project is Exempt:** The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor does the Project have unusual circumstances that could possibility have a significant effect on the environment. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the 6<sup>th</sup> Amendment to the Lease Agreement.

MAR 07 2017 3:39

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical 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 limited to a Lease Agreement of office space in an existing building with minor tenant improvements. The improvements are associated with the minor repair and maintenance and of the facility and would not result in any direct or indirect impacts on the environment. The use of the office space would be consistent with the designated land use, and would not require any expansion of public services and facilities; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **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 *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed 6th Amendment to the Lease Agreement is limited to a lease agreement with minor improvements consisting of repairs and maintenance to keep the existing building functioning as planned and designed. The direct and indirect effects would be limited to the continued use of an office building. The Lease Agreement will not result in any direct or indirect physical environmental impacts. 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: \_\_\_\_\_

12/28/16

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name:** Riverside University Health System Public Health, Riverside, 6th Amendment to Lease

**Accounting String:** 524830-47220-7200400000- FM042611027100

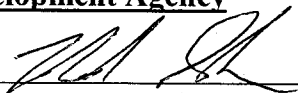
**DATE:** December 28, 2016

**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:** Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

**PRESENTED BY:** Cindy Campos, Real Property Agent III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -





Date: December 28, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM042611027100**  
Riverside University Health System Public Health, Riverside, 6<sup>th</sup> Amendment to Lease

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: Mike Sullivan, Senior Environmental Planner,**

**Economic Development Agency,**

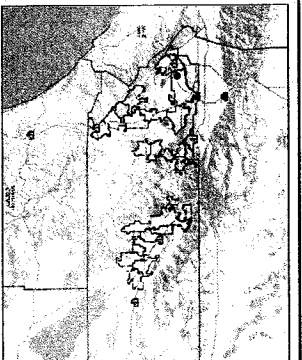
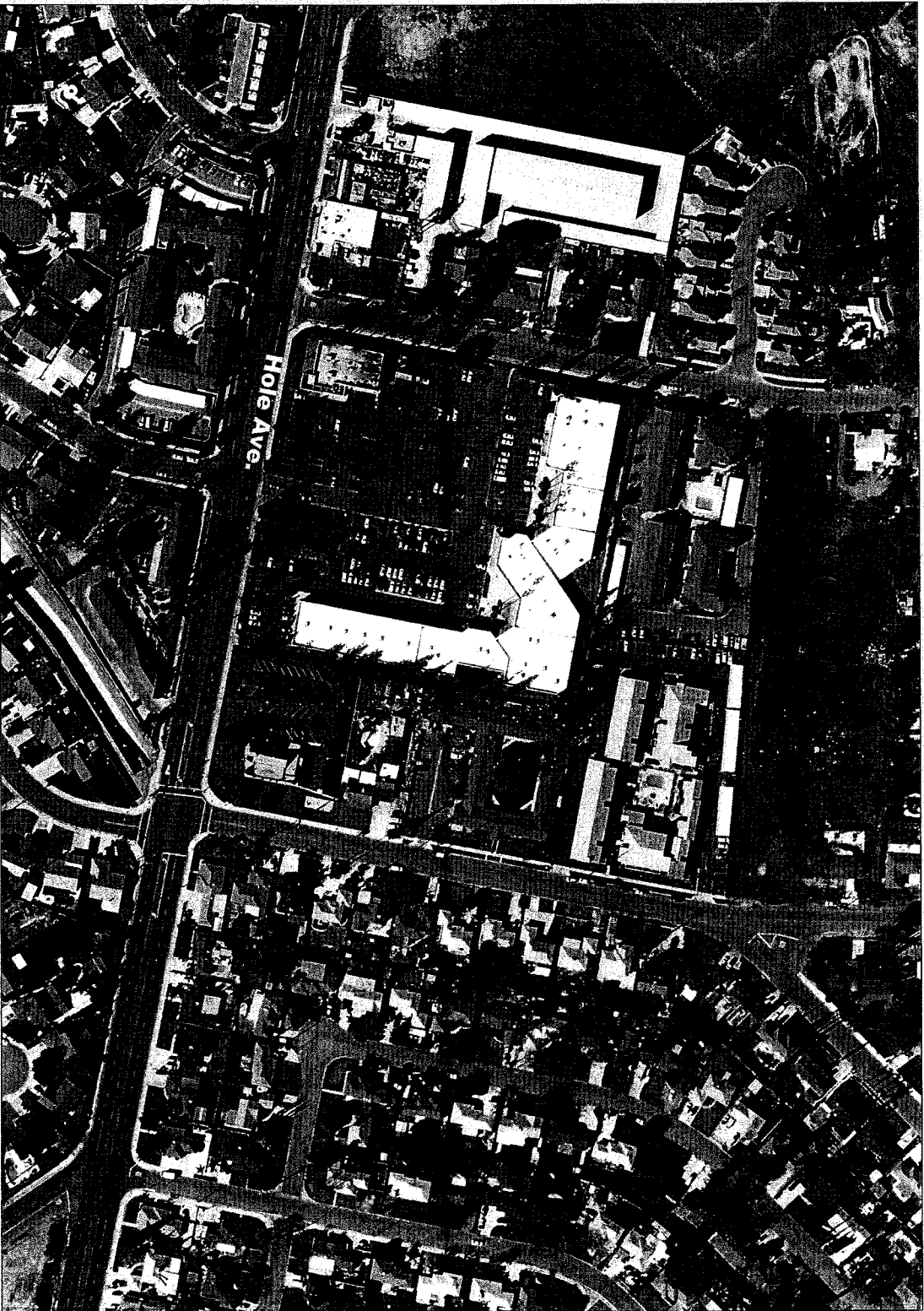
**3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

**If you have any questions, please contact Mike Sullivan at 955-8009.**

Attachment

cc: file

**Sixth Amendment to Lease, RUHS - Department of Public Health, CMS**  
10769 Hole Avenue, Suites 210, 220, Riverside, CA 92505



Legend

Notes

APNs 143-052-031-3, 143-052-029-2



**\*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.

REPORT PRINTED ON... 12/29/2016 10:56:44 AM

© Riverside County RCIT GIS