

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



ITEM  
3.11  
(ID # 7472)

MEETING DATE:

Tuesday, October 23, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Seventh Amendment to Lease, RUHS – Health Care Clinic, 3 Year Lease Extension, Banning, District 5, CEQA Exempt, [\$663,988], 100% Federal Qualified Operational Revenues (Clerk of the Board to File the Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301, Existing Facilities, and Section 15061 (b) (3), the common sense exemption;
2. Ratify and approve the Seventh Amendment to Lease and authorize the Chairman of the Board to execute the Seventh 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

  
Robert Field, Assistant County Executive Officer/ECD

8/8/2018

  
Jennifer Cruikshank, Assistant Executive Officer – Health System

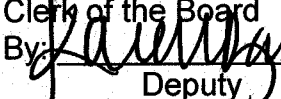
10/3/2018

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: October 23, 2018  
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>	\$ 89,650	\$ 217,705	\$ 663,988	\$
<b>NET COUNTY COST</b>	\$	\$	\$	\$
<b>SOURCE OF FUNDS: 100% Federal Qualified Operational Revenues</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2017/18-2020/21</b>	

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

**BACKGROUND:**

**Summary**

The Board of Supervisors approved minute order 3-21 authorizing the Real Estate Division of the Economic Development Agency (EDA) to identify suitable space to support the Riverside University Health System – Care Clinic’s space requirements.

During the initial Request for Proposal (RFP) process EDA determined that there were no adequate existing lease facilities available within RUHS Health Clinic’s required boundaries. Therefore, a new building will be designed and constructed for this new RUHS integrated Banning Health Clinic and through the RFP process.

Until the new facility is contracted, designed, constructed, and ready for occupancy, EDA has negotiated the following terms at the existing and current Banning Health Clinic: a three year lease extension with a right to terminate after twelve months of the extended period by providing 120 days written notice to Lessor. This provision will provide flexibility on the timing of termination and allow RUHS to vacate the premises without any contractual obligation to Lessor in the event the new facility is ready for occupancy within the three year lease term.

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 Seventh Amendment to Lease is summarized as follows:

Location: 3055 West Ramsey Street, Banning, CA 92220

Lessor: Ramsey Street Building, 5055 Canyon Crest Drive, Riverside, CA 92507

Size: 8,000 Square Feet

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

Term: Three years: February 1, 2018, thru January 31, 2021

Option: A right to terminate after 12 months of the extended term by providing 120 days written notice to Lessor

Rent:                      Current:                      New:

\$ 2.00 Per sq. ft.	\$ 2.02 Per sq. ft.
\$ 16,017.13 Per month	\$ 16,174.16 Per Month
\$ 192,205.56 Per year	\$194,089.92 Per Year

Annual Escalator: Three percent

Tenant Improvements: None

RCIT: None

Maintenance: Lessor

Utilities: County pays electricity and telephone services. Lessor responsible to water, trash and sewer services

Custodial: Lessor

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

**Impact on Residents and Businesses**

This RUHS Health Clinic will continue to provide an appropriately located facility that serves the Family Medical and Primary Health Care needs to the residents of the Banning community. The RUHS Clinic provides jobs and a positive economic impact for both residents and businesses of this region of the County.

**Additional Fiscal Information**

See attached Exhibits A, B & C. RUHS has budgeted these costs in FY 18/19 and will reimburse EDA for all lease costs on a monthly basis.

**Contract History and Price Reasonableness**

The Lease rate is deemed competitive based upon the current market. This contract has been in place since February 1, 2011.

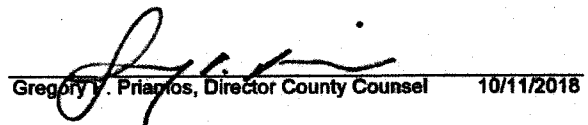
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

**Attachments:**

- Seventh Amendment to Lease
- Exhibits A, B and C
- Notice of Exemption
- Aerial Image

RF:HM:VY:CC:mc BA002 19.674 13752  
MinuteTrak: 7472

  
Rahmi Basak, Principal Management Analyst 10/15/2018

  
Gregory V. Priamos, Director County Counsel 10/11/2018

# Exhibit A

FY 2017/18

## Riverside University Health Systems Lease Cost Analysis

3055 West Ramsey Street, Banning, CA 92220

### **ESTIMATED AMOUNTS**

#### **Total Square Footage to be Leased:**

Current Office:	8,000	SQFT	
Approximate Cost per SQFT (July - Jan)	\$ 2.00		
Approximate Cost per SQFT (Feb - June)	\$ 2.02		
Lease Cost per Month (July - Jan)	\$	16,017.13	
Lease Cost per Month (Feb - June)	\$	16,174.16	
Total Lease Cost (July - Jan)		\$	112,119.91
Total Lease Cost (Feb - June)		\$	80,870.80
<b>Total Estimated Lease Cost for FY 2017/18</b>		\$	<b>192,990.71</b>

#### **Estimated Additional Costs:**

Utility Cost per Square Foot	\$ 0.12		
Estimated Utility Costs per Month		\$ 960.00	
Total Estimated Utility Cost (July-Jan)		\$	6,720.00
Total Estimated Utility Cost (Feb-June)		\$	4,800.00
EDA Lease Management Fee (Based at 4.92%)		\$	5,516.30
EDA Lease Management Fee (Based at 4.92%)		\$	3,978.84
<b>TOTAL ESTIMATED COST FOR FY 2017/18</b>		\$	<b>214,005.85</b>
Amount Approved in Previous Agreement		\$	124,356.21
<b>Amount of FY17/18</b>		\$	<b>89,649.64</b>

# Exhibit B

FY 2018/19

## Riverside University Health Systems Lease Cost Analysis

3055 West Ramsey Street, Banning, CA 92220

### ESTIMATED AMOUNTS

#### Total Square Footage to be Leased:

Current Office:	8,000	SQFT	
Approximate Cost per SQFT (July - Jan)	\$ 2.02		
Approximate Cost per SQFT (Feb - June)	\$ 2.08		
Lease Cost per Month (July - Jan)	\$	16,174.16	
Lease Cost per Month (Feb - June)	\$	16,659.38	
Total Lease Cost (July - Jan)		\$	113,219.12
Total Lease Cost (Feb - June)		\$	83,296.92
<b>Total Estimated Lease Cost for FY 2018/19</b>		<b>\$</b>	<b>196,516.04</b>

#### Estimated Additional Costs:

Utility Cost per Square Foot	\$ 0.12		
Estimated Utility Costs per Month	\$	960.00	
Total Estimated Utility Cost		\$	11,520.00
EDA Lease Management Fee (Based at 4.92%)		\$	9,668.59
<b>TOTAL ESTIMATED COST FOR FY 2018/19</b>		<b>\$</b>	<b>217,704.63</b>

# Exhibit C

FY 2019/20-2020/21

## Riverside University Health Systems Lease Cost Analysis

3055 West Ramsey Street, Banning, CA 92220

### ESTIMATED AMOUNTS

	FY 2019/20	FY 2020/21
<b><u>Total Square Footage to be Leased:</u></b>		
Current Office:	8,000	8,000
Approximate Cost per SQFT (July - Jan)	\$ 2.08	\$ 2.14
Approximate Cost per SQFT (Feb - June)	\$ 2.14	
Lease Cost per Month (July - Jan)	\$ 16,659.38	\$ 17,159.17
Lease Cost per Month (Feb - June)	\$ 17,159.17	\$ -
Total Lease Cost (July - Jan)	\$ 116,615.69	\$ 120,114.16
Total Lease Cost (Feb - June)	85,795.83	
<b>Total Estimated Lease Cost for FY 2019/20-2020/21</b>	<b>\$ 202,411.53</b>	<b>\$ 120,114.16</b>
<b><u>Estimated Additional Costs:</u></b>		
Utility Cost per Square Foot	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 960.00	\$ 960.00
Total Estimated Utility Cost (July-Jan)	\$ 11,520.00	\$ 6,720.00
EDA Lease Management Fee (Based at 4.92%)	\$ 9,958.65	\$ 5,909.62
<b>TOTAL ESTIMATED COST FOR FY 2019/20-2020/21</b>	<b>\$ 223,890.17</b>	<b>\$ 132,743.78</b>

F11: Cost - Total Cost \$ 663,988.23



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

10/24/18  
Date

KB  
Initial

## NOTICE OF EXEMPTION

October 4, 2018

**Project Name:** County of Riverside, Economic Development Agency (EDA) Riverside University Health System, Banning, 7th Amendment to Lease

**Project Number:** FM042130000200

**Project Location:** 3055 West Ramsey Street, Banning, California 92220; APN 538-181-012; (See Attached Exhibit)

**Description of Project:** On July 12, 2016 the Board of Supervisors approved the extension of the existing lease contract for the RUHS Health Clinic facility located at 3055 Ramsey Street for a two year term with a right to terminate early in order to relocate to a leased or build to suit facility. EDA previously determined that there are no leased facilities within RUHS Health Clinic's required boundaries and a new build to suit leased facility was designed and for a new RUHS integrated Health Clinic. However, RUHS has concluded that the new Banning Health Clinic project to be put on hold until such time that other build to suit clinic projects currently under construction have been completed and in full operation. Until the new facility is built and ready for occupancy, EDA Real Estate has negotiated: a three-year lease extension at the existing Banning Health Clinic and a right to terminate after twelve months of the extended period by providing 120 days written notice to Lessor. This provision will provide flexibility on the timing of termination, and allow the department to vacate the premises without any contractual obligation to Lessor in the event the new facility is ready for occupancy within the three-year lease term. The 7<sup>th</sup> Amendment to the Lease Agreement, which is the letting of property involving existing facilities, and contains no tenant improvements, alterations, or expansion, 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 Ramsey Street Building

**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 7<sup>th</sup> Amendment to the Lease Agreement.

OCT 23 2018 3.11

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

org

Administration  
Aviation  
Business Intelligence  
Cultural Services  
Community Services  
Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

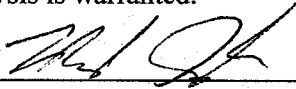
Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development



- **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 existing office space. 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 7<sup>th</sup> Amendment to the Lease Agreement is limited to a contractual transaction and indirect effects would be limited to the existing 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: \_\_\_\_\_

10/4/18

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, Banning, 7th Amendment to Lease

**Accounting String:** 524830-47220-7200400000- FM042130000200

**DATE:** October 4, 2018

**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-

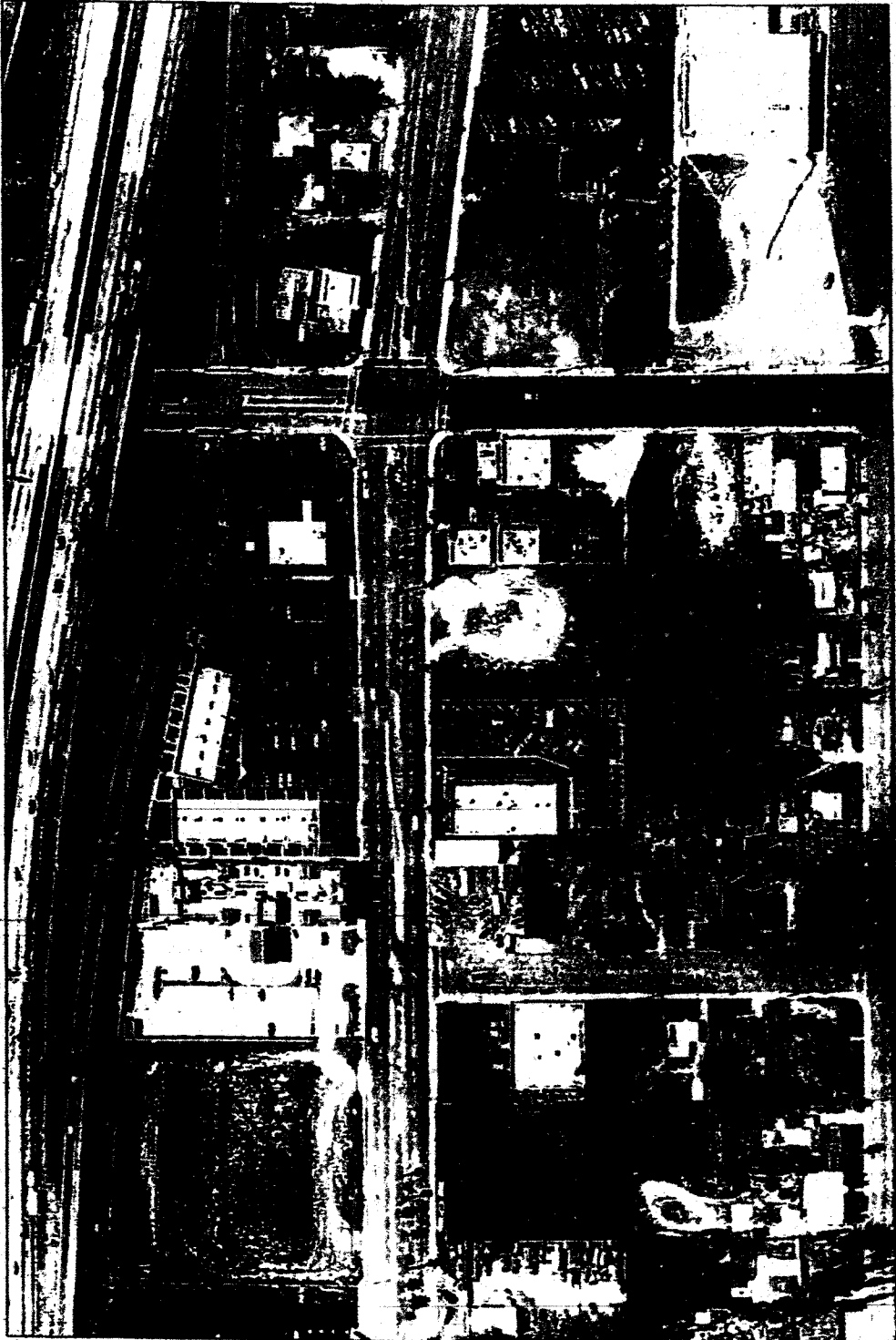
**ACCEPTED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**RECEIPT # (S)** \_\_\_\_\_

# SEVENTH AMENDMENT TO LEASE

## Riverside University Health System - Clinic



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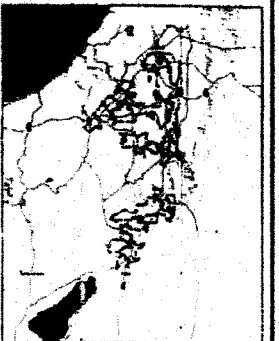
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**IMPORTANT:** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (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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Legend

Notes  
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**SEVENTH AMENDMENT TO LEASE**  
**(Riverside University Health System Clinic**  
**3055 West Ramsey Street, Banning, California 92220)**

This **SEVENTH AMENDMENT TO LEASE** ("Seventh Amendment") is made as of OCT. 23, 2018, by and between **RAMSEY STREET BUILDING**, a Joint Venture, comprised of George Arzoo and Frank Livicich, Carol A. Stratford, Trustee Milton W. Stratford, Margaret H. Stratford Trust, William D. Bell by Alison Rainey, His Heir, Alexa Foster, His Heir as "Lessor", and the **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 February 13, 1987, ("Original Lease") pursuant to which Lessor has agreed to lease to County and County has agreed to lease from Lessor that certain building located at 3055 West Ramsey Street, Banning California, in the City of Banning, 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:

1. That certain First Amendment to Lease dated October 22, 1996, by and between County of Riverside, and Ramsey Street Building (the "First Amendment").

2. That certain Second Amendment to Lease dated August 12, 1997, by and between County of Riverside, and Ramsey Street Building (the "Second Amendment").

3. That certain Third Amendment to Lease dated May 11, 2004, by and between County of Riverside, and Ramsey Street Building (the "Third Amendment").

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OCT 23 2018 3.11

1                   4. That certain Fourth Amendment to Lease dated August 24, 2004,  
2 by and between County of Riverside, and Ramsey Street Building (the "Fourth  
3 Amendment").

4                   5. That certain Fifth Amendment to Lease dated March 15, 2011, by  
5 and between County of Riverside, and Ramsey Street Building (the "Fifth  
6 Amendment").

7                   6. That certain Sixth Amendment to Lease dated July 12, 2016, by  
8 and between County of Riverside, and Ramsey Street Building (The "Sixth  
9 Amendment").

10                  c. The Original Lease as heretofore, currently, or hereafter amended,  
11 shall hereafter be referred to as the "Lease".

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

14                  **2. Rent During Extended Term:** Section 4 of the Lease shall be amended  
15 as follows: County shall pay to Lessor the monthly sums as rent for the leased  
16 premises during the term of this Lease as indicated below:

<u>Amount</u>	<u>Year</u>
\$16,174.16	02/01/2018 to 01/31/2019
\$16,659.38	02/01/2019 to 01/31/2020
\$17,159.16	02/01/2020 to 01/31/2021

20                  **3. Term:** Section 3 of the Lease shall be amended as follows: The term of  
21 this Lease shall be extended thirty six (36) months commencing on February 1, 2018  
22 and terminating January 31, 2021 ("Extended Term"). January 31, 2021 shall hereafter  
23 be defined as the "Expiration Date".

24                  Notwithstanding the provisions of Section 4 herein, County shall have the right  
25 to terminate this Lease after twelve months during the extended period. County shall  
26 provide Lessor with one hundred twenty (120) days written notice. Lessor shall be able  
27 to advertise and by appointment show the premises during that time.



1           **6. Miscellaneous.** Except as amended or modified herein, all the terms of  
2 the Original Lease shall remain in full force and effect and shall apply with the same  
3 force and effect. Time is of the essence in the Seventh Amendment and the Lease and  
4 each and all of their respective provisions. Subject to the provisions of the Lease as to  
5 assignment, the agreements, conditions and provision herein contained shall apply to  
6 and bind the heirs, executors, administrators, successors and assigns of the parties  
7 hereto. If any provisions of this Seventh Amendment or the Lease shall be determined  
8 to be illegal or unenforceable, such determination shall not affect any other provision of  
9 the Lease and all such other provisions shall remain in full force and effect. The  
10 language in all parts of the Lease shall be construed according to its normal and usual  
11 meaning and not strictly for or against either Lessor or Lessee. Neither this  
12 Amendment, nor the Original Lese, nor any notice nor memorandum regarding the  
13 terms hereof, shall be recorded by Lessee.


14           **7. Counterparts:** The Seventh Amendment may be signed in  
15 counterparts, each of which will be an original and all of which taken together will  
16 constitute one and the same instrument.

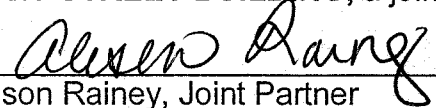
17           **8. Effective Date:** This Seventh Amendment to Lease shall not be  
18 binding or consummated until its approval by the Board of Supervisors of Riverside  
19 County, and fully executed by the parties.

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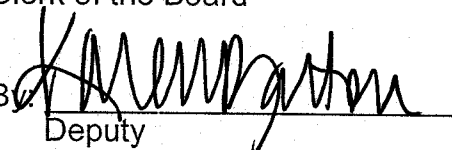
1 9. IN WITNESS WHEREOF, the parties have executed this Seventh  
2 Amendment as of the date first written above.

3 Dated: OCT 23 2018

4  
5 **LESSEE:**  
6 **COUNTY OF RIVERSIDE**  
7 By:   
8 Chuck Washington, Chairman  
Board of Supervisors

**LESSOR:**  
**RAMSEY STREET BUILDING**, a joint venture  
By:   
Alison Rainey, Joint Partner

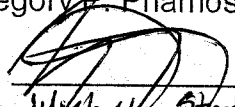
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10 By: \_\_\_\_\_  
Alexa Foster, Joint Partner

11 **ATTEST:**  
12 Kecia Harper-Ihem  
13 Clerk of the Board  
14 By:   
15 Deputy

11 By: \_\_\_\_\_  
12 George Arzoo, Joint Partner

13  
14 By: \_\_\_\_\_  
15 Frank Livicich, Joint Partner

16  
17 By: \_\_\_\_\_  
18 Carol A. Stratford, Trustee of Milton  
And Margaret Stratford Trust, Joint Partner

19 **APPROVED AS TO FORM:**  
20 Gregory P. Priamos, County Counsel  
21 By:   
22 Deputy County Counsel

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26 CC:tg/052318/BA002/19.675  
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1           9.     IN WITNESS WHEREOF, the parties have executed this Seventh  
2 Amendment as of the date first written above.


3 Dated: \_\_\_\_\_  
4

5 **LESSEE:**  
6 **COUNTY OF RIVERSIDE**

7 By: \_\_\_\_\_  
8     Chuck Washington, Chairman  
9     Board of Supervisors

**LESSOR:**  
**RAMSEY STREET BUILDING, a joint venture**

By: \_\_\_\_\_  
Alison Rainey, Joint Partner

By:   
Alexa Foster, Joint Partner

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

By: \_\_\_\_\_  
George Arzoo, Joint Partner

14 By: \_\_\_\_\_  
15 Deputy

By: \_\_\_\_\_  
Frank Livicich, Joint Partner

By: \_\_\_\_\_  
Carol A. Stratford, Trustee of Milton  
And Margaret Stratford Trust, Joint Partner

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

20 By: \_\_\_\_\_  
21 Deputy County Counsel  
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1           9.     IN WITNESS WHEREOF, the parties have executed this Seventh  
2 Amendment as of the date first written above.

3 Dated: \_\_\_\_\_  
4

5 **LESSEE:**  
6 **COUNTY OF RIVERSIDE**

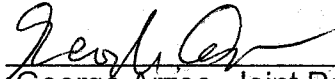
7 By: \_\_\_\_\_  
8     Chuck Washington, Chairman  
9     Board of Supervisors

**LESSOR:**  
**RAMSEY STREET BUILDING, a joint venture**

By: \_\_\_\_\_  
Alison Rainey, Joint Partner

By: \_\_\_\_\_  
Alexa Foster, Joint Partner

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

By:   
George Arzoo, Joint Partner

14 By: \_\_\_\_\_  
15 Deputy

By: \_\_\_\_\_  
Frank Livicich, Joint Partner

By: \_\_\_\_\_  
Carol A. Stratford, Trustee of Milton  
And Margaret Stratford Trust, Joint Partner

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

20 By: \_\_\_\_\_  
21 Deputy County Counsel  
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9. IN WITNESS WHEREOF, the parties have executed this Seventh Amendment as of the date first written above.

Dated: \_\_\_\_\_

**LESSEE:**  
**COUNTY OF RIVERSIDE**

**LESSOR:**  
**RAMSEY STREET BUILDING, a joint venture**

By: \_\_\_\_\_  
Chuck Washington, Chairman  
Board of Supervisors


By: \_\_\_\_\_  
Alison Rainey, Joint Partner

By: \_\_\_\_\_  
Alexa Foster, Joint Partner

**ATTEST:**  
Kecia Harper-Ihem  
Clerk of the Board

By: \_\_\_\_\_  
George Arzoo, Joint Partner

By: \_\_\_\_\_  
Deputy

By:   
Frank Livicich, Joint Partner

By: \_\_\_\_\_  
Carol A. Stratford, Trustee of Milton  
And Margaret Stratford Trust, Joint Partner

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

By: \_\_\_\_\_  
Deputy County Counsel

CC:tg/052318/BA002/19.675

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9. IN WITNESS WHEREOF, the parties have executed this Seventh Amendment as of the date first written above.

Dated: \_\_\_\_\_

**LESSEE:**  
**COUNTY OF RIVERSIDE**

By: \_\_\_\_\_  
Chuck Washington, Chairman  
Board of Supervisors

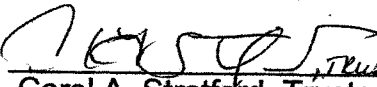
**LESSOR:**  
**RAMSEY STREET BUILDING, a joint venture**

By: \_\_\_\_\_  
Alison Rainey, Joint Partner

By: \_\_\_\_\_  
Alexa Foster, Joint Partner

By: \_\_\_\_\_  
George Arzoo, Joint Partner

By: \_\_\_\_\_  
Frank Livicich, Joint Partner

By:  \_\_\_\_\_  
Carol A. Stratford, Trustee of Milton  
And Margaret Stratford Trust, Joint Partner

**ATTEST:**  
Kecia Harper-Ihem  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

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

By: \_\_\_\_\_  
Deputy County Counsel

CC:tg/052318/BA002/19.675

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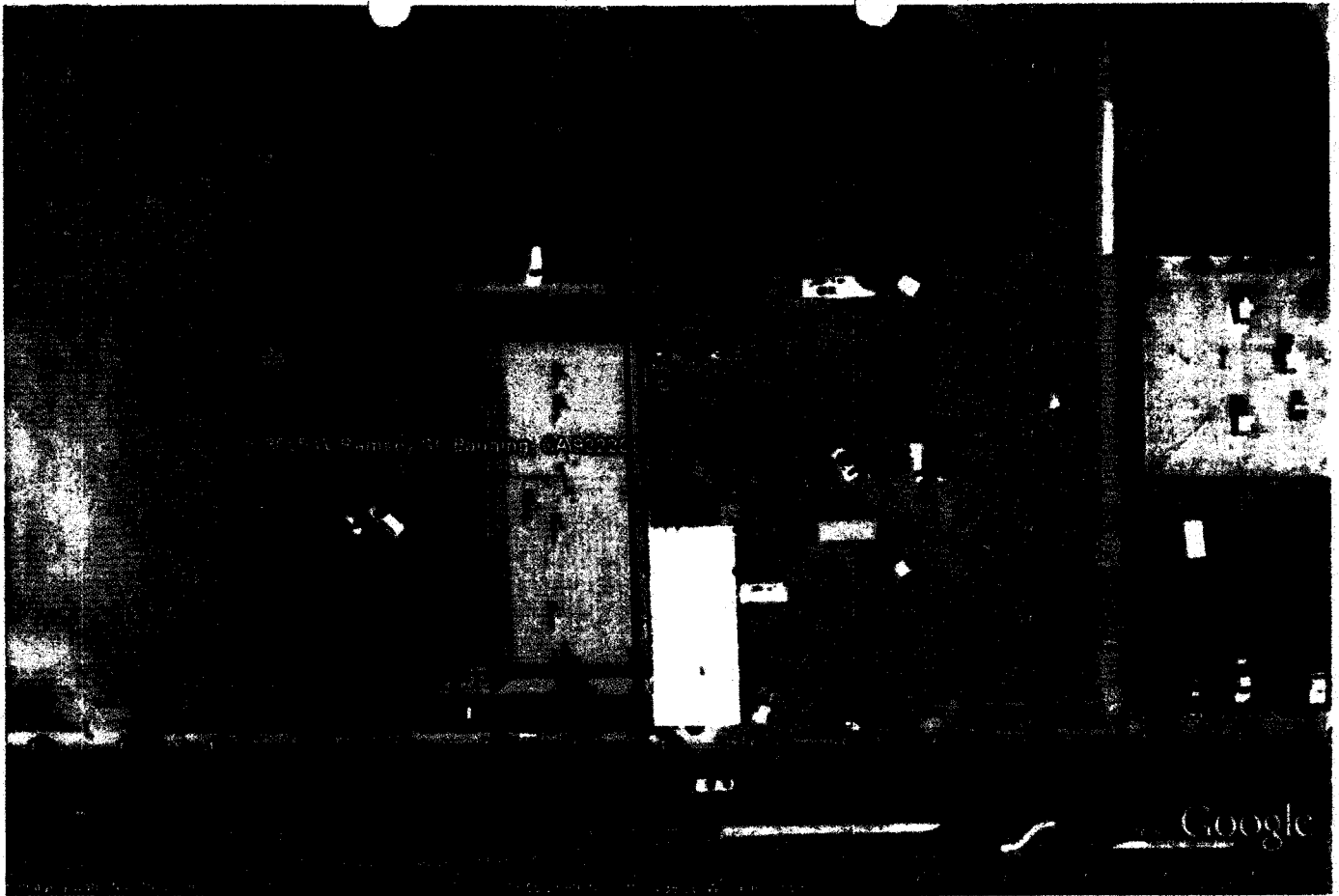


EXHIBIT "A"