

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



ITEM  
3.15  
(ID # 10402)

MEETING DATE:

Tuesday, August 6, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Ratification and approval of the First Amendment to Lease, Emergency Management Department, Twenty-Five Months, District 1, CEQA Exempt, [\$534,840, EMD Budget 52%, Contract Revenue 27%, Fire Department General Fund Department 21%, (Clerk of the Board to File Notice of Exemption), Companion to MT item #10398

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 and 15061 (b) (3);
2. Ratify and approve the First Amendment to Lease with CIP14 SG Riverwalk Owner, LLC and authorize the Chairman of the Board to execute the First 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 within five (5) days of approval of the project.

ACTION: Policy, CIP

Robert Field, Assistant County Executive Officer/ECD

7/25/2019

Bruce Barton, EMD Director

7/25/2019

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Perez  
Nays: None  
Absent: Hewitt  
Date: August 6, 2019  
xc: EDA

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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<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>	\$426,386	\$457,596	\$534,840	\$
<b>NET COUNTY COST</b>	\$89,541	\$96,095	\$112,316	\$
<b>SOURCE OF FUNDS:</b> 52% EMD Budget; 27% Contract Revenue; 21% Fire Department General Fund Budget			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2019/20 – 2021/22	

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

**BACKGROUND:**

**Summary**

The Emergency Management Department (EMD) currently occupies approximately 7,215 square feet of office space pursuant to their existing lease located at 4210 Riverwalk Parkway, Suites 320 and 370, which was approved by the Board of Supervisors as Minute Order 3.31 on February 9, 2016. In addition to this space, EMD occupies an additional 8,149 square feet contracted by County and Landlord in a separate lease with the Department of Public Health (Public Health).

The Public Health lease was approved on April 8, 2014, by the Board of Supervisors as Minute Order 3.11, a new ten-year lease for office space consisting of approximately 40,353 square feet for the leased premises located at 4210 Riverwalk Parkway Suites 100, 300, and 400, Riverside. The lease is currently being amended to decrease square footage and will expire on July 31, 2026. The leased premises are used for Public Health Administration offices, a Department of Operation Center (DOC), the Emergency Management Department (EMD), and a WIC call center. Of the 40,353 square feet, the EMD occupies approximately 8,149 square feet of space for a portion of its operations. The balance of EMD's space of 7,215 square feet is in EMD's existing lease referenced above. Due to the real property acquisition of a new EOC facility by County at 450 E. Alessandro Blvd., Riverside, for the EMD, and the need to relocate EMD staff occupying the 8,149 square foot area to the new facility upon completion of new improvements at the new EOC, it is necessary to separate this 8,149 square feet out of the DOPH Lease and consolidate into the existing EMD lease by amendment to that lease.

The approval for the real property acquisition of the new EOC occurred on March 20, 2018, when the Board of Supervisors approved Minute Order 3.3, for the acquisition by County of an existing facility located at 450 E. Alessandro Blvd., Riverside, to be retrofitted and used as a new EOC for the EMD. It is estimated that the retrofit for the facility will be completed in approximately two years.

This First Amendment to Lease separates out the EMD 8,149 square foot portion referenced above from the Public Health lease and transfers the 8,149 square foot portion to EMD's existing lease and adds to the existing EMD footage of 7,215 square feet. This will result in a

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revised EMD lease square footage of approximately 15,364 square feet. In addition, the lease will be scheduled to expire at the estimated completion timeframe of the new EOC improvements in approximately two years on August 31, 2021.

It is noted that EMD is anticipated to be moving to its new EOC within two years and that Public Health will retain 7,224 square feet of the former EMD improved space at Riverwalk (suite 110). Public Health will be responsible for the costs of said retrained space, but EMD may use and share in the cost on an as-needed basis. The space currently consists of a training room and the EOC Preparedness Division improvements. EMD and Public Health will enter into an MOU to memorialize the shared costs.

The following tenant improvements were performed in EMD's original lease to support EMD's Emergency Operation Center: a backup emergency two-ton generator to support the communications room, secured chempack room, separately metered 24 hour dedicated HVAC systems for all telecom rooms, roof penetrations and cable tray installation to support several antennas for telecom and radio transmission requirements.

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 1061 (b) (3) – common sense exemption. The proposed project, the First Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur.

The Lease terms are summarized below:

Location:	4210 Riverwalk Parkway, Suites 300, 320, & 370, Riverside, CA	
Lessor:	CIP 14 SG Riverwalk Owner, LLC, a Delaware limited liability company	
Size:	New Suite 300; 8,149 Sq. Ft. Current Suite 320; 1,736 Sq. Ft. Current Suite 370; 5,479 Sq. Ft.	
Term:	Twenty-five months, August 1, 2019 and expiring on August 31, 2021	
Annual Escalator:	3%	
Rent:	Current Suites: 320, 370	New Suite: 300
	\$ 2.13 PSF	\$ 2.19 PSF
	\$ 15,367.95 Per Month	\$ 17,846.31 Per Month
	\$ 184,415.40 Per Year	\$ 214,155.72 Per Year

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Right to Terminate: County has a right to terminate any time after February 28, 2021.  
County shall notify Lessor with 120 days written notice prior to the date  
County wishes to terminate this Lease.

Custodial: Provided by Lessor

Maintenance: Provided by Lessor

Utilities: County pays for electric and phone, Lessor pays for all other utilities

**Impact on Citizens and Businesses**

EMD remaining at this site for the Operation of Emergency Systems (OES) and EMD Administration will allow for better utilization of resources until EMD's new site is completed and ready for occupancy in 2021.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

EMD will budget these costs in FY 2019/20 and will reimburse EDA for all lease costs on a monthly basis. EMD will continue to share in the cost for Suite 110, on an as-needed basis.

**Contract History and Price Reasonableness**



This contract has been in place since February 9, 2016, and the rates are deemed competitive.


**ATTACHMENTS:**

- Second Amendment
- Exhibits A, B and C
- Notice of Exemption
- Aerial Map

RF:HM:VY:SG:CC:vm RV581 20.575  
MT Item #10402

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Gregory V. Priamos, Director County Counsel 7/26/2019   
Rohini Dasika, Principal Management Analyst 7/29/2019

  
Gregory V. Priamos, Director County Counsel 7/26/2019

# Exhibit A

FY 2019/20

First Amendment to Lease, Emergency Management Department  
4210 Riverwalk Parkway, Suites 300, 320, 370, Riverside, CA

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

Current Office: 15,364 SQFT

Lease Cost per Month Suites 320,370 (Jul)	\$ 15,385.33
Lease Cost per Month Suites 320,370 (Aug-Jun)	\$ 15,367.95
Lease Cost per Month Suite 300 (Jul)	\$ -
Lease Cost per Month Suite 300 (Aug-Oct)	\$ 17,846.31
Lease Cost per Month Suite 300 (Nov-Jun)	\$ 18,416.74

Total Lease Cost Suites 320,370 (Jul-Jun)	\$ 184,432.78
Total Lease Cost Suite 300 (Aug-Jun)	\$ 200,872.85
<b>Total Estimated Lease Cost for FY 2019/20</b>	<b>\$ 385,305.63</b>

### Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month		\$ 1,843.68
Total Estimated Utility Cost (Jun-Aug)		\$ -
Total Estimated Utility Cost (Jul-Jun)		\$ 22,124.16
<b>Total Estimated Utility Cost for FY 2019/20</b>		<b>\$ 22,124.16</b>

EDA Lease Management Fee prior to 08/01/2019	3.89%	\$ 598.49
EDA Lease Management Fee as of 08/01/2019	4.92%	\$ 18,358.55

<b>TOTAL ESTIMATED COST FOR FY 2019/20</b>		<b>\$ 426,386.83</b>
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<b>TOTAL COUNTY COST</b>	<b>21%</b>	<b>\$ 89,541.23</b>
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# Exhibit B

FY 2020/21

First Amendment to Lease, Emergency Management Department  
4210 Riverwalk Parkway, Suites 300, 320, 370, Riverside, CA

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

Current Office: 15,364 SQFT

Lease Cost per Month Suites 320,370 (Jul)	\$ 15,367.95
Lease Cost per Month Suites 320,370 (Aug-Jun)	\$ 15,828.99
Lease Cost per Month Suites 300 (Jul-Oct)	\$ 18,416.74
Lease Cost per Month Suites 300 (Nov-Jun)	\$ 18,987.17
 Total Lease Cost Suites 320,370 (Jul-Jun)	 \$ 189,486.84
Total Lease Cost Suite 300 (Aug-Jun)	\$ 225,564.32
<b>Total Estimated Lease Cost for FY 2020/21</b>	<b>\$ 415,051.16</b>

### Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month		\$ 1,843.68
Total Estimated Utility Cost (Jul-Jun)		\$ 22,124.16
 EDA Lease Management Fee as of 08/01/2019	4.92%	\$ 20,420.52
 <b>TOTAL ESTIMATED COST FOR FY 2020/21</b>		<b>\$ 457,595.84</b>
 <b>TOTAL COUNTY COST</b>	 21%	 \$ 96,095.13

# Exhibit C

**FY 2021/22**

**First Amendment to Lease, Emergency Management Department  
4210 Riverwalk Parkway, Suites 300, 320, 370, Riverside, CA**

## **ESTIMATED AMOUNTS**

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

Current Office: 15,364

### **FY 2021/22**

Lease Cost per Month Suites 320,370 (Jul)	\$	15,828.99
Lease Cost per Month Suites 320,370 (Aug)	\$	16,303.86
Lease Cost per Month Suites 300 (Jul-Aug)	\$	18,987.17

Total Lease Cost Suites 320,370 (Jul-Aug)	\$	32,132.85
Total Lease Cost Suite 300 (Jul-Aug)	\$	37,974.34
<b>Total Estimated Lease Cost for FY 2021/22</b>	<b>\$</b>	<b>70,107.19</b>

### **Estimated Additional Costs:**

Utility Cost per SQFT	\$	0.12
Estimated Utility Costs per Month	\$	1,843.68
Total Estimated Utility Cost	\$	3,687.36

EDA Lease Management Fee as of 08/01/2019	4.92%	\$	3,449.27
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<b>TOTAL ESTIMATED COST FOR FY 2021/22</b>	<b>\$</b>	<b>77,243.82</b>
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<b>F11 Total Cost</b>		<b>\$</b>	<b>534,839.66</b>
<b>F11 Total County Cost</b>	<b>21%</b>	<b>\$</b>	<b>112,316.33</b>



# First Amendment to Lease, 4210 Riverwalk Parkway, Suites 300, 320, 370

Emergency Management Department



## Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blue-line Streams
- City Areas



"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 141-260-031

0

376

752 Feet

REPORT PRINTED ON... 5/15/2019 2:22:22 PM

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Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.  
9/7/19 kb  
Date Initial

## NOTICE OF EXEMPTION

July 15, 2019

**Project Name:** County of Riverside, Emergency Management Department, Riverwalk Parkway, 1<sup>st</sup> Amendment to Lease, Riverside

**Project Number:** FM042611058100

**Project Location:** 4210 Riverwalk Parkway Suites 300, 320, and 370, north of Pierce Street, Riverside, California 92505; Assessor's Parcel Number (APN) 141-260-031;

**Description of Project:** On February 9, 2016, the County of Riverside (County) entered into a five-year lease with CIP 14 SG Riverwalk Owner, LLC for the Emergency Management Department (EMD) to 7,215 square feet of office space in the building located at 4210 Riverwalk Parkway in Riverside. In addition, EMD currently occupies approximately 8,149 square feet of Public Health's leased space. EMD was formerly known as Public Health Emergency preparedness and Response and was a division of Public Health. EMD is now seeking to amend the lease to consolidate EMD's total square footage with a lease expiration to occur collectively on August 31, 2021. The proposed project involves an amendment to the Lease Agreement which will transfer 8,149 square feet of space from the Department of Public Health to the EMD Lease, thereby, decreasing the Department of Public Health lease obligation by 8,149 square feet and modify the expiration date to August 31, 2021.

The 1<sup>st</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 CIP 14 SG Riverwalk Owner, LLC, a Delaware limited liability company

**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 1<sup>st</sup> Amendment to the Lease Agreement.

AUG 06 2019 3.15

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Parking  
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Purchasing Group  
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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 in which EMD is consolidating space and the expiration date of leased space consisting of three suites, 300, 320, and 370. 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 1<sup>st</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 amendment to the lease involves the transfer of space between two County departments and the consolidation of the expiration term. EMD will acquire an additional 8,149 square feet of leased space occupied by the Public Health Department, which will result in no net increase of County leased space. The 1<sup>st</sup> Amendment to 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: 2/15/19

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

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name:** Riverside County Emergency Management Department, Riverwalk Parkway, 1<sup>st</sup>  
Amendment to Lease, Riverside

**Accounting String:** 524830-47220-7200400000- FM042611058100


**DATE:** May 20, 2019

**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, Senior Real Property Agent, Economic Development  
Agency

-TO BE FILLED IN BY COUNTY CLERK-

**ACCEPTED BY:**                     

**DATE:**                     

**RECEIPT # (S)**



Date: May 20, 2019

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

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

Subject: **County of Riverside Economic Development Agency Project # FM042611058100**  
Riverside County Emergency Management Department, Riverwalk Parkway, 1<sup>st</sup> Amendment to Lease, Riverside

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 or email at [msullivan@rivco.org](mailto:msullivan@rivco.org).**

Attachment

cc: file

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**FIRST AMENDMENT TO LEASE**  
**COUNTY OF RIVERSIDE**  
**Emergency Management Department**  
**4210 Riverwalk Parkway**  
**Suites 300, 320, and 370**  
**Riverside, CA 92505**

This **FIRST AMENDMENT TO LEASE** ("First Amendment") dated as of August 6, 2019 is entered between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), and **CIP14 SG RIVERWALK OWNER, LLC**, a Delaware limited liability company ("Lessor"), as successor-in-interest to **DAVENPORT RIVERWALK PARTNERS, LLC**, a Delaware limited liability company, sometimes collectively referred to as the ("Parties".)

**Recitals.**

a. Davenport Riverwalk Partners, LLC, a Delaware limited liability company, and County entered into that certain lease dated February 9, 2016 (the "Original Lease"), pursuant to which Lessor leased to County and County leased from Lessor a portion of that certain building located at 4210 Riverwalk Parkway (the "Building"), known as suite number 320, consisting of 1,736 rentable square feet, and suite number 370 consisting of 5,479 rentable square feet, located in the city of Riverside, County of Riverside, State of California, and generally described as combined office space consisting of approximately 7,215 rentable square feet (the "Premises".) On May 15, 2017, Lessor acquired the Building and Davenport Riverwalk Partners LLC, a Delaware limited liability company, assigned the Original Lease to Lessor.

b. The Original Lease together with the First Amendment are collectively referred to as the "Lease."

c. The County and Lessor now desire to amend the Original Lease to amend the square footage to include Suite 300 of the Building ("Expansion Area") consisting of approximately 8,149 rentable square feet as outlined on Exhibit "A" hereto and made a part of this First Amendment, and to amend the rent to include the Expansion Area.

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

1. **Effective Date.** The "Effective Date" of this First Amendment shall be August 1, 2019.

2. **Leased Premises.** County is increasing the size of the Premises by adding Suite 300 (consisting of approximately 8,149 square feet). As a result, as of the Effective Date, the first sentence of section 2.2 of the Lease shall be deleted in its entirety and replaced with the following: The Premises shall consist of that certain portion of the Project, as defined herein, including all improvements under the terms of this Lease and commonly known as 4210 Riverwalk Parkway, Suite number 300, consisting of approximately 8,149 rentable square feet, Suite number 370 consisting of approximately 5,479 rentable square feet, and Suite number 320 consisting of approximately 1,736 rentable square feet for a combined total square feet in the amount of approximately 15,364 rentable square feet.

3. **Parking.** Section 2.2 of this Lease is revised to provide that Lessee shall be allocated approximately 61 unreserved parking spaces (based on four spaces for each 1,000 square feet in the Leased Premises).

4. **Rent.** Section 5.1 of this Lease is hereby amended by the following: As of the Effective Date, County shall pay the rent amount for Suites 320 and 370 per the below rent schedule:

Date	Monthly Rent for Suites 320 and 370
August 1, 2019 to July 31, 2020	\$15,367.95
August 1, 2020 to July 31, 2021	\$15,828.99
August 1, 2021 to August 31, 2021	\$16,303.86

In addition, County shall pay the sum of \$ \$17,846.31 as rent for Suite 300 per month commencing on the Effective Date, per the below rent schedule:

Date	Monthly Rent for Suites 300
August 1, 2019 to October 31, 2019	\$17,846.31
November 1, 2019 to October 31, 2020	\$18,416.74
November 1, 2020 to August 31, 2021	\$18,987.17

Rent for the Premises is payable, in advance, on the first day of the month, and as of the Effective Date in accordance with the charts above, and every first day of each month thereafter during the Term of this Lease or as soon thereafter as a warrant (i.e. government check) can be issued in the normal course of County's business; provided, however, in the event rent for any period during the term hereof which is for less than (1) full calendar month said rent shall be pro-rated based upon the actual number of days of said month.

5. **County's Right to Early Termination.** Section 6.3 of the Original Lease shall be deleted in its entirety and replaced with the following: County shall have the right to terminate this Lease any time after February 28, 2021, until the Lease expiration date of August 31, 2021. County shall notify Lessor with 120 days written notice prior to the date County wishes to terminate this Lease.

6. **Miscellaneous.** Except as amended or modified herein, all the terms of this Lease shall remain in full force and effect and shall apply with the same force and effect. If any provisions of the First Amendment or this Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of this Lease and all such other provisions shall remain in full force and effect. This First Amendment, the Original Lease and any of its prior addendum, or any notice of memorandum regarding the terms hereof, shall not be recorded by the County.

7. **Effective Date.** This First Amendment shall not be binding or consummated until its approval by both the Lessor and the Chairman of the Riverside County Board of Supervisors.

In addition, this First Amendment will be of no force and effect if the First Amendment to Lease with the County of Riverside – Department of Public Health at 4210 Riverwalk Parkway, Suites 110 and 400, Riverside, California 92505 is not signed and delivered to Lessor concurrently with the signing and delivery of this First Amendment.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)



IN WITNESS WHEREOF, the parties have executed this First Amendment to Lease as of the date first written above.

**Lessee:**

**COUNTY OF RIVERSIDE** a political  
subdivision the state of California

By: 

Kevin Jeffries, Chairman  
Board of Supervisors

Dated: AUG 06 2019

ATTEST:

KECIA R. HARPER, Clerk

By: 

DEPUTY

APPROVED AS TO FORM:

Gregory P. Priamos, County Counsel

By: 

Wesley W. Stanfield,  
Deputy County Counsel

**Lessor:**

**CIP14 SG Riverwalk Owner, LLC**  
a Delaware limited liability company

By: Stillwater Investment Group, LLC, a  
California limited liability company

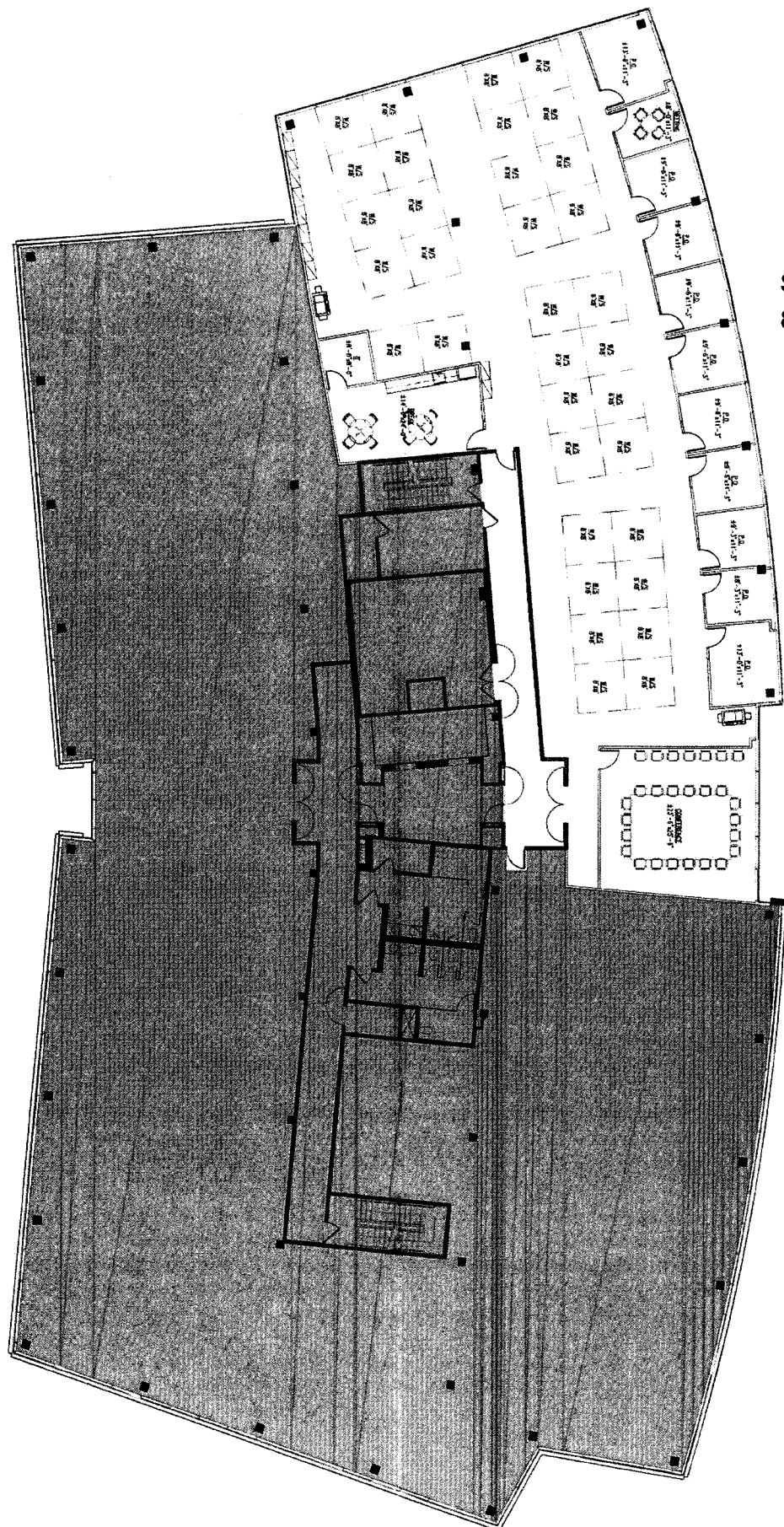
By: 

John Drachman, President

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

CC:jb/071819/RV581/20.573

**EXHIBIT "A"**



**SUITE 300  
8,149 RSF**

**FLOOR PLAN, THIRD FLOOR  
Emergency Management Department  
4210 RIVERWALK PARKWAY**