

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



ITEM: 3.16
(ID # 23543)

MEETING DATE:

Tuesday, February 27, 2024

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) Approval of Lease with The Concerned Family Ministries, a California Non-Profit Corporation, located at 19450 Clark Street, Perris, Three-Year Lease, California Environmental Quality Act (CEQA) Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3), District 1. [\$0]: (Clerk of the Board to file Notice of Exemption)

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, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the Lease between the County of Riverside, and The Concerned Family Ministries, a California Non-profit Corporation, authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk's office and the State Clearinghouse within five (5) working days of Board approval.


ACTION:Policy


Rose Salgado, Director of Facilities Management 2/20/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: February 27, 2024
xc: FM-RE, Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: Revenue Lease			Budget Adjustment: No	
			For Fiscal Year: 23/24 – 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside owns certain real property located at 19450 Clark Street, Perris (Premises), currently under lease with The Concerned Family Ministries, a California Non-Profit Corporation (Lessee) since 2013. Lessee’s services continue to be beneficial to the residents of this region of the County by providing food programs, transportation, clothing, and by assisting individuals and families to locate jobs and housing.

Facilities Management recommends an extension of the Lease to continue use of the premises by the Lessee and for the provision of services for an additional three (3) years. The full maintenance and operational costs of the facility and site will be an obligation of Concerned Families Ministries within the Lease.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), “Common Sense” Exemption. The proposed project, the Lease, is the letting of property involving existing facilities.

The Lease is summarized as follows:

Location: 19450 Clark Street, Perris, CA 92570

APN: 318-100-004

Lessee: The Concerned Family Ministries, a California Non-Profit Corporation

Size: 5,720 square feet

Term: Thirty-six (36) months commencing upon execution of agreement

Rent: \$1.00 per year

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

Termination Rights: Either County or Lessee may terminate this lease by serving sixty (60) days written notice.

Maintenance: Lessee shall maintain the Premises.

Utilities: Lessee shall pay for all utility services used in connection with the leased premises, including, but not limited to, telephone, electric, water, gas, refuse collection and sewer services, as may be required in the maintenance, operation, and use of the leased premises.

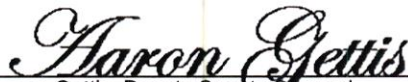
The attached Lease has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

These services will continue to benefit the citizens and businesses within the Mead Valley community and this region of the County.

ATTACHMENTS:


- Aerial Image
- Lease Agreement
- Notice of Exemption



Aaron Gettis, Deputy County Counsel

2/21/2024

County of Riverside
Facilities Management
3450 14th St, Riverside, CA

FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202400217		
02/28/2024 09:53 AM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

January 26, 2024

Project Name: Approval of Lease Agreement with The Concerned Family Ministries, a California Non-Profit Corporation (Concerned Family Ministries), located at 19450 Clark Street, Perris

Project Number: FM047552005400

Project Location: 19450 Clark Street, north of Cajalco Road, Perris, California 92570, Assessor's Parcel Number (APN) 318-100-004

Description of Project: The County of Riverside owns certain real property located at 19450 Clark Street, Perris, currently under lease with The Concerned Family Ministries, a California Non-Profit Corporation (Lessee) since November 15, 2013. Its services continue to be beneficial providing assistance to Mead Valley residents with greater access to goods and services such as providing food, transportation, clothing, and helping individual locate jobs and housing.

Facilities Management requests approval to continue use of the premises for these services for an additional three years. The Lease Agreement, for a period of three term, is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the extension of term for an existing building and no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

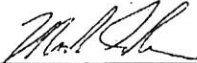
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

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 would the project involve unusual circumstances that could potentially 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 Lease Agreement.

- **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 the extension of term for an existing building for three years. The project would not increase or expand the use of the site; and the use is limited to the continued use of the existing facility in a similar capacity; 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 Lease Agreement is an administrative action to extend the term for an additional three years. No change will occur to the ongoing use of the facility and no new environmental impacts to the surrounding area would occur. 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.

Therefore, the County of Riverside Facilities Management 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: 1-26-2024
Mike Sullivan,
County of Riverside, Facilities Management

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LEASE
BY AND BETWEEN
THE COUNTY OF RIVERSIDE
AND THE CONCERNED FAMILY MINISTRIES
(19450 CLARK STREET, PERRIS, CA)

THIS LEASE is made and entered into on this day of 27 February, 2024, by and between the County of Riverside, a political subdivision of the State of California, as Lessor, herein called County, and The Concerned Family Ministries, a California Non-Profit 501(c)(3) corporation, herein called Lessee, for the property described below under the following terms and conditions:

RECITALS

WHEREAS, the County is the owner of real property located at 19450 Clark Street, Perris, Riverside County, State of California (the "Property"); and

WHEREAS, The Concerned Family Ministries is a California 501(c)(3) Non-Profit Corporation; and

WHEREAS, Lessee provides people in need with food, clothing, and other basic needs; and

WHEREAS, Lessee desires to fulfill the need in Mead Valley for the ongoing demand of these needs; and

WHEREAS, the Lessee desires to lease the Premises (defined below) and the existing buildings on a portion of the Property from the County and the County desires to lease the Premises and the existing buildings on a portion of the Property to the Lessee to provide office and related space for use to provide food, clothing and other basic needs.

NOW, THEREFORE, in consideration of the preceding promises and the mutual covenants and agreements hereinafter contained, the parties hereto do hereby agree as follows:

FEB 27 2024

3.16

1 **1. Description.** The premises leased hereby consist of an existing
2 building consisting of approximately 2,400 square feet and three modular units
3 consisting of 3,320 square feet for a total of 5,720 square feet on a portion of property
4 located at 19450 Clark Street, Perris, California, also identified as Assessor Parcel
5 Number 318-100-004, as more particularly shown on Exhibit "A" attached hereto, and
6 by this reference made a part of this Lease ("Premises"). Lessee understands and
7 agrees that the occupancy of the premises does include use of the existing modular
8 units on the Premises or the use of any other structures.

9 **2. Use.**

10 (a) The Premises are leased to Lessee primarily for the
11 purpose of providing food, clothing, and other basic needs for residents of the
12 community.

13 (b) Lessee shall have exclusive use and possession of the
14 premises, and common use of property walkways, driveways, vehicular parking
15 spaces, and other similar facilities maintained by the County for other Lessees and the
16 public.

17 **3. Term.**

18 (a) The term of this Lease shall be thirty-six (36) months
19 commencing upon execution of this agreement, subject to the provisions contained in
20 Paragraph 17 herein.

21 **4. Rent.** In consideration for the services to be provided to County
22 residents by the Lessee, Lessee shall pay the sum of One Dollar (\$1.00) per year upon
23 execution of this agreement to County as rent for the Premises.

24 **5. Acceptance of Premises.** Lessee acknowledges that neither
25 County nor any agent of the County has made any representation of warranty with
26 respect to the Premises or Property. The taking of possession of the Premises by
27 Lessee shall conclusively establish that the Premises and the Property were at such
28 time in good and sanitary order, condition and repair.

1 **6. Custodial.** Lessee shall provide, or cause to be provided, and
2 pay for all custodial services in connection with the Premises.

3 **7. Utilities.** Lessee shall pay for all utility services used in
4 connection with the leased premises, including, but not limited to, telephone, electric,
5 water, gas, refuse collection and sewer services, as may be required in the
6 maintenance, operation and use of the leased premises.

7 **8. Maintenance.**

8 (a) Lessee shall maintain the Premises and Property including
9 the landscaping and grounds, in a neat, safe, orderly and attractive condition during the
10 term of this Lease, and Lessee shall provide for the sanitary handling and disposal of
11 all refuse accumulated as a result of Lessee's use of the Property (including any waste
12 and hazardous waste) and the improvements thereon. In addition, the exterior and the
13 interior of the improvements on the Property shall be maintained by Lessee in good
14 working condition and repair during the term of this Lease.

15 (b) In the event of damage or destruction of all or any part of
16 the improvements to be constructed upon the Premises and Property rendering said
17 Property unusable for the purposes set forth in Paragraph 2 herein, in whole or in part,
18 Lessee shall repair such damage or destruction with due diligence but only to the
19 extent of the insurance coverage required by this Lease.

20 **9. Insurance.** Without limiting or diminishing the LESSEE'S
21 obligation to indemnify or hold the COUNTY harmless, LESSEE shall procure and
22 maintain or cause to be maintained, at its sole cost and expense, the following
23 insurance coverage's during the term of this Agreement. As respects to the insurance
24 section only, the COUNTY herein refers to the County of Riverside, its Agencies,
25 Districts, Special Districts, and Departments, their respective directors, officers, Board
26 of Supervisors, employees, elected or appointed officials, agents or representatives as
27 Additional Insureds.

1 (a) Workers' Compensation. If the LESSEE has employees as
2 defined by the State of California, the LESSEE shall maintain statutory Workers'
3 Compensation Insurance (Coverage A) as prescribed by the laws of the State of
4 California. Policy shall include Employers' Liability (Coverage B) including
5 Occupational Disease with limits not less than \$1,000,000 per person per accident.
6 The policy shall be endorsed to waive subrogation in favor of The County of Riverside.
7 Policy shall name the COUNTY as Additional Insureds.

8 (b) Comprehensive General Liability. Commercial General
9 Liability insurance coverage, including but not limited to, premises liability, unmodified
10 contractual liability, products and completed operations liability, personal and
11 advertising injury, and cross liability coverage, covering claims which may arise from or
12 out of LESSEE'S performance of its obligations hereunder. Policy shall name the
13 COUNTY as Additional Insured. Policy's limit of liability shall not be less than
14 \$2,000,000 per occurrence combined single limit. If such insurance contains a general
15 aggregate limit, it shall apply separately to this agreement or be no less than two (2)
16 times the occurrence limit. Policy shall name the County as Additional Insureds.

17 (c) Vehicle Liability. If vehicles or mobile equipment are used
18 in the performance of the obligations under this Agreement, then LESSEE shall
19 maintain liability insurance for all owned, non-owned or hired vehicles so used in an
20 amount not less than \$1,000,000 per occurrence combined single limit. If such
21 insurance contains a general aggregate limit, it shall apply separately to this agreement
22 or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY
23 as Additional Insureds.

24 (d) Real and Personal Property.

25 (1) The Premises will be insured by the County Property
26 Program at no additional cost to Lessee. The County of Riverside shall continue to be
27 responsible for all risk, earthquake and flood deductibles. Lessee's business personal
28 property is agreed to remain under Lessee's ownership and may be insured by Lessee.

1 The leased premises will continue to remain insured by the County Boiler and
2 Machinery Program. The County of Riverside shall continue to be responsible for any
3 and all deductibles related to Boiler and Machinery Insurance coverage.

4 (e) General Insurance Provisions

5 (1) Any insurance carrier providing insurance coverage
6 hereunder shall be admitted to the State of California and have an A M BEST rating of
7 not less than A: VIII (A:8) unless such requirements are waived, in writing, by the
8 County Risk Manager. If the County's Risk Manager waives a requirement for a
9 particular insurer such waiver is only valid for that specific insurer and only for one
10 policy term.

11 (2) The LESSEE must declare its insurance self-insured
12 retention for each coverage required herein. If any such self-insured retention exceed
13 \$500,000 per occurrence each such retention shall have the prior written consent of
14 the County Risk Manager before the commencement of operations under this
15 Agreement. Upon notification of self-insured retention unacceptable to the COUNTY,
16 and at the election of the County's Risk Manager, LESSEE'S carriers shall either; 1)
17 reduce or eliminate such self-insured retention as respects this Agreement with the
18 COUNTY, or 2) procure a bond which guarantees payment of losses and related
19 investigations, claims administration, and defense costs and expenses.

20 (3) LESSEE shall cause LESSEE'S insurance carrier(s)
21 to furnish the County of Riverside with either 1) properly executed original Certificate(s)
22 of Insurance and certified original copies of endorsements effecting coverage as
23 required herein, or 2) if requested to do so, in writing, by County Risk Manager, provide
24 original Certified copies of policies including all endorsements and any and all
25 attachments thereto, showing that such insurance is in full force and effect. Further,
26 said Certificate(s) and policies of insurance shall contain the covenant of the insurance
27 carrier(s) that a minimum of thirty (3) days written notice shall be given to the County of
28 Riverside prior to any material modification, cancellation, expiration or reduction in

1 coverage of such insurance. . If LESSEE insurance carrier(s) policies does not meet
2 the minimum notice requirement found herein, Lessee shall cause Lessee's insurance
3 carrier(s) to furnish a 30 day Notice of Cancellation Endorsement

4 (4) in the event of a material modification, cancellation,
5 expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless
6 the County of Riverside Receives, prior to such effective date, another properly
7 executed original Certificate of Insurance and original copies of endorsements or
8 certified original policies, including all endorsements and attachments thereto
9 evidencing coverage's set forth herein and the insurance required herein is in full force
10 and effect. LESSEE shall not commence operations until the COUNTY has been
11 furnished original Certificate(s) of Insurance and certified original copies of
12 endorsements and if requested, certified original policies of insurance including all
13 endorsements and any and all other attachments as required in this Section. An
14 individual authorized by the insurance carrier to do so on its behalf shall sign the
15 original endorsements for each policy and the Certificate of Insurance,

16 (5) It is understood and agreed to by the parties hereto,
17 and the insurance company(s), Certificate(s) of Insurance and policies shall so
18 covenant and shall be construed as primary and County's insurance and/or deductibles
19 and/or self-insured retentions or self-insured programs shall not be construed as
20 contributory.

21 (6) If, during the term of this Agreement or any extension
22 thereof, there is a material change in the scope of services; or, there is a material
23 change in the equipment to be used in the performance of the scope of work; or, the
24 term of this Agreement, including any extensions thereof, exceeds five (5) years' the
25 COUNTY reserves the right to adjust the types of insurance and the monetary limits of
26 liability required under this Agreement, if in the County Risk Management's reasonable
27 judgment, the amount or type of insurance carried by the LESSEE has become
28 inadequate.

1 (7) LESSEE shall pass down the insurance obligations
2 contained herein to all tiers of subcontractors working under this Agreement.

3 (8) The insurance requirements contained in this
4 Agreement may be met with a program(s) of self-insurance acceptable to the
5 COUNTY.

6 (9) LESSEE agrees to notify COUNTY of any claim by a
7 third party of any incident or event that may give rise to a claim arising from the
8 performance of this Agreement.

9 **10. Hold Harmless.**

10 (a) Lessee represents that it has inspected the leased
11 premises, accepts the condition thereof and fully assumes any and all risks incidental
12 to the use thereof. County shall not be liable to Lessee, its officers, agents,
13 employees, subcontractors or independent contractors for any personal injury or
14 property damage suffered by them which may result from hidden, latent or other
15 dangerous conditions in, on, upon or within the leased premises; provided, however,
16 that such dangerous conditions are not caused by the sole negligence of County, its
17 officers, agents or employees.

18 (b) LESSEE shall indemnify and hold harmless the County of
19 Riverside, its Agencies, Districts, Special Districts and Departments, their respective
20 directors, officers, Board of Supervisors, elected and appointed officials, employees,
21 agents and representatives (individually and collectively hereinafter referred to as
22 Indemnitees) from any liability whatsoever, based or asserted upon any services of
23 LESSEE, its officers, employees, subcontractors, agents or representatives arising out
24 of or in any way relating to this Agreement, including but not limited to property
25 damage, bodily injury, or death or any other element of any kind or nature whatsoever
26 arising from the performance of LESSEE, its officers, employees, subcontractors,
27 agents or representatives Indemnitors from this Agreement. LESSEE shall defend, at
28 its sole expense, all costs and fees including, but not limited, to attorney fees, cost of

1 investigation, defense and settlements or awards, the Indemnitees in any claim or
2 action based upon such alleged acts or omissions.

3 (c) With respect to any action or claim subject to
4 indemnification herein by LESSEE, LESSEE shall, at their sole cost, have the right to
5 use counsel of their own choice and shall have the right to adjust, settle, or
6 compromise any such action or claim without the prior consent of COUNTY; provided,
7 however, that any such adjustment, settlement or compromise in no manner
8 whatsoever limits or circumscribes LESSEE'S indemnification to Indemnitees as set
9 forth herein.

10 (d) LESSEE'S obligation hereunder shall be satisfied when
11 LESSEE has provided to COUNTY the appropriate form of dismissal relieving
12 COUNTY from any liability for the action or claim involved.

13 (e) The specified insurance limits required in this Agreement
14 shall in no way limit or circumscribe LESSEE'S obligations to indemnify and hold
15 harmless the Indemnitees herein from third party claims.

16 (f) In the event there is conflict between this clause and
17 California Civil Code Section 2782, this clause shall be interpreted to comply with Civil
18 Code 2782. Such interpretation shall not relieve the LESSEE from indemnifying the
19 Indemnitees to the fullest extent allowed by law.

20 **11. Survival of Indemnification.** The paragraphs of Section 10 shall
21 survive the expiration or earlier termination of this Lease until all claims against County
22 Parties involving any of the indemnified matters are fully, finally, and absolutely barred
23 by the applicable statutes of limitations.

24 **12. Assignment.** Lessee cannot assign, sublet, mortgage,
25 hypothecate or otherwise transfer in any manner any of its rights, duties or obligations
26 hereunder to any person or entity without the written consent of County being first
27 obtained, which consent shall be in the absolute discretion of County. In the event of
28 any such transfer, as provided in this Paragraph 12, Lessee expressly understands

1 and agrees that it shall remain liable with respect to any and all of the obligations and
2 duties contained in this Lease.

3 **13. Alterations.** Lessee shall not make or suffer to be made any
4 alterations, changes, additions of the Premises or any part of the Premises, without the
5 proper written consent of County, and any alterations, additions or improvements to or
6 of the Premises, including, but not limited to, wall covering, paneling and built-in
7 cabinet work, but excepting moveable furniture, shall on the expiration of the term
8 become a part of the realty and belong to the County and shall be surrendered with the
9 Premises. If County consents to the making of any alterations, additions or
10 improvements to the Premises by Lessee, the same shall be made by Lessee at
11 Lessee's sole cost and expense, and any contractor or person selected by Lessee to
12 make the same must first be approved in writing by the County. By taking possession
13 of the Premises, Lessee shall be deemed to have accepted the Premises as being in
14 good sanitary order, condition and repair.

15 **14. Notices.** Any notices required or desired to be served by either
16 party upon the other shall be addressed to the respective parties as set forth below:

17	COUNTY	LESSEE
18	Facilities Management	The Concerned Family Ministries
19	Real Estate Division	Lincoln Cooper, President
20	3450 14th St., Suite 200	18865 Clark Street
21	Riverside, CA 92501	Perris, CA 92570

22 or to such other addresses as from time to time shall be designated by the respective
23 parties. Notices must be in writing and will be deemed to have been given when
24 personally delivered, sent by facsimile with receipt acknowledged, deposited with any
25 nationally recognized overnight carrier that routinely issues receipts, or deposited in
26 any depository regularly maintained by the United States Postal Service, postage
27 prepaid, certified mail, return receipt requested, addressed to the party for whom it is
28 intended at its address set forth above.

1 **15. Quiet Enjoyment.** County covenants that Lessee shall at all times
2 during the term of this Lease peaceable and quietly have, hold and enjoy the use of the
3 leased premises so long as Lessee shall fully and faithfully perform the terms and
4 conditions that it is required to do under this Lease.

5 **16. Binding on Successors.** The terms and conditions herein
6 contained shall apply to and bind the heirs, successors in interest, executors,
7 administrators, representatives and assigns of all the parties hereto.

8 **17. Termination.** Either County or Lessee may terminate this lease
9 by serving sixty (60) days written notice upon the other pursuant to Section 14.

10 **18. Entire Lease.** This Lease is intended by the Parties hereto as a
11 final expression of their understanding with respect to the subject matter hereof and as
12 a complete and exclusive statement of the terms and conditions thereof and
13 supersedes any and all prior and contemporaneous leases, agreements and
14 understandings, oral or written, in connection therewith. This Lease may be changed or
15 modified only upon the written consent of the Parties hereto.

16 **19. County's Representative.** County hereby appoints the Director
17 of Facilities Management as its authorized representative to administer this Agreement.

18 **20. Venue.** Any action at law or in equity brought by either of the
19 parties hereto for the purpose of enforcing a right or rights provided for by this Lease
20 shall be tried in a court of competent jurisdiction in the County of Riverside, State of
21 California, and the parties hereto waive all provisions of law providing for a change of
22 venue in such proceedings to any other county.

23 **21. Language for Use of Electronic (Digital) Signatures.** This
24 Agreement may be executed in any number of counterparts, each of which will be an
25 original, but all of which together will constitute one instrument. Each party of this
26 Agreement agrees to the use of electronic signatures, such as digital signatures that
27 meet the requirements of the California Uniform Electronic Transactions Act
28 ((“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The

1 parties further agree that the electronic signatures of the parties included in this
2 Agreement are intended to authenticate this writing and to have the same force and
3 effect as manual signatures. Electronic signature means an electronic sound, symbol,
4 or process attached to or logically associated with an electronic record and executed or
5 adopted by a person with the intent to sign the electronic record pursuant to the
6 CUETA as amended from time to time. The CUETA authorizes use of an electronic
7 signature for transactions and contracts among parties in California, including a
8 government agency. Digital signature means an electronic identifier, created by
9 computer, intended by the party using it to have the same force and effect as the use of
10 a manual signature, and shall be reasonably relied upon by the parties. For purposes
11 of this section, a digital signature is a type of "electronic signature" as defined in
12 subdivision (i) of Section 1633.2 of the Civil Code.

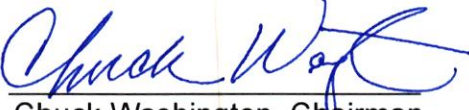
13 **22.** This Lease shall not be binding or consummated until its approval
14 by the County.


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16 Dated: 02/27/2024

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1 COUNTY OF RIVERSIDE, a political
2 Subdivision of the State of California

THE CONCERNED FAMILY,
MINISTRIES, A CALIFORNIA NON-
PROFIT CORPORATION

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4 By: 
5 Chuck Washington, Chairman
6 Board of Supervisors

By: 
Lincoln Cooper, President

7
8 Dated: 02/27/2024

Dated: 2-6-24

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11 **ATTEST:**
12 Kimberly Rector
13 Clerk of the Board

14 By: 
15 Deputy

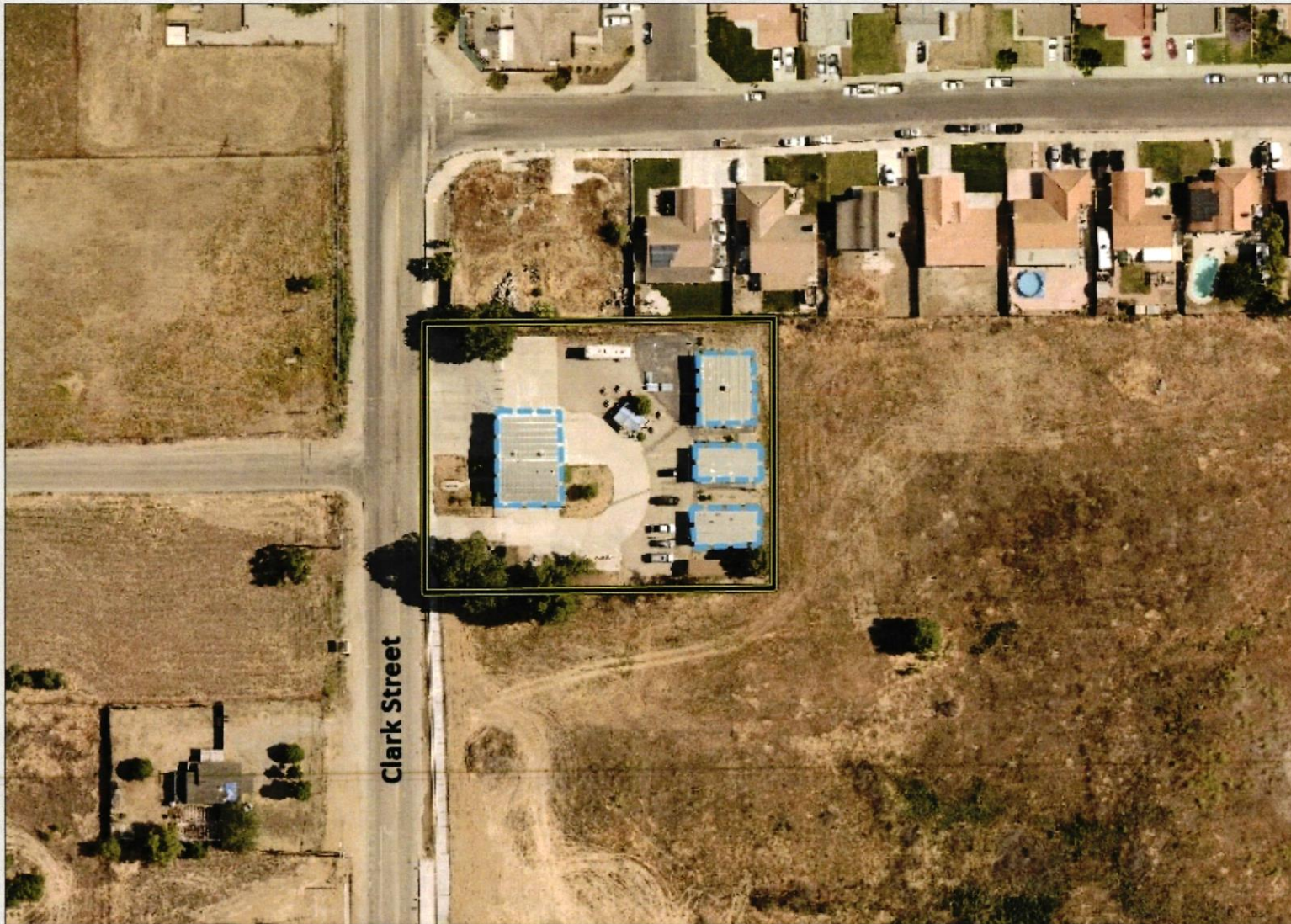
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17 **APPROVED AS TO FORM:**
18 Minh C. Tran
19 County Counsel

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21 By: 
22 Ryan Yabko
23 Deputy County Counsel

24 PR054
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Exhibit "A"

19450 Clark Street, Perris, CA 92570



Legend

- County Boundary
- City Boundaries
- Blueline 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

District:1
APN:318-100-004



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Notes

District:1

0 131 262 Feet

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